

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
August 10, 2011
4:00 P.M.**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY**

III. **OLD BUSINESS**

- (1) 11-TV-26 **305 E. 18th Street**, John Stevens. Request for an extension of time to complete repairs. Previously heard on March 9, 2011. pp. 4-9
- (2) 11-TV-62 **1900 S. Oakdale Drive West**, Wapehani Hills Apartments, LLC. Request for an extension of time to complete repairs. Previously heard on June 8, 2011. pp. 10-73
- (3) 11-TV-67 **252 N. Walnut Street**, Omega Properties. Request for an extension of time to complete repairs. Previously heard on June 8, 2011. pp. 74-81
- (4) 11-TV-83 **316 S. Buckner Street**, Joe & Trina Burkholder. Request for an extension of time to complete repairs. Previously heard on June 8, 2011. pp. 82-88

IV. **NEW BUSINESS**

- (5) 11-AA-103 **601-603 W. 4th Street**, David B. Willibey. Request for relief from an administrative decision to consider this a rental property. pp. 89-91
- (6) 11-TV-104 **105 E. 1st Street**, Catherine Cournoyer. Request for an extension of time to complete repairs. pp. 92-97
- (7) 11-TV-105 **2428-2432 W. Marlene Drive**, Kelly Harding. Request for an extension of time to complete repairs. pp. 98-108
- (8) 11-TV-106 **2511 E. 2nd Street**, Gertrude Gibson Limited Family Partnership, LLC. Request for an extension of time to complete repairs. pp. 109-117
- (9) 11-TV-107 **424 N. Washington Street**, Fierst Rentals. Request for an extension of time to complete repairs. pp. 118-126
- (10) 11-TV-108 **211 S. Kimble Drive**, Peter Nguyen. Request for an extension of time to complete repairs. pp. 127-134
- (11) 11-TV-109 **2455 E. Tamarack Trail**, Five Star Quality Care-IN, LLC. Request for an extension of time to complete repairs. pp. 135-156
- (12) 11-TV-110 **573 E. Graham Place**, Robert Groelsema. Request for an extension of time to complete repairs. pp. 157-167
- (13) 11-TV-111 **809 W. Countryside Lane**, Robert Sheffler. Request for an extension of time to complete repairs. pp. 168-175

- (14) 11-TV-112 **819 W. Graham Drive**, Peek & Associates. Request for an extension of
time to complete repairs. pp. 176-179

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

**BOARD OF HOUSING QUALITY APPEALS
CONSENT AGENDA
CITY HALL McCLOSKEY CONFERENCE ROOM
August 10, 2011, 4:00 P.M.**

I. Extension of time

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- (7) 11-TV-105 **2428-2432 W. Marlene Drive**, Kelly Harding. Request for an extension of time to complete repairs. pp. 98-108
- (8) 11-TV-106 **2511 E. 2nd Street**, Gertrude Gibson Limited Family Partnership, LLC. Request for an extension of time to complete repairs. pp. 109-117
- (9) 11-TV-107 **424 N. Washington Street**, Fierst Rentals. Request for an extension of time to complete repairs. pp. 118-126
- (10) 11-TV-108 **211 S. Kimble Drive**, Peter Nguyen. Request for an extension of time to complete repairs. pp. 127-134
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City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-26 (old)

Address: 305 E. 18th Street

Petitioner: John Stevens

Inspector: Jo Stong

Staff Report: January 4, 2011: Conducted cycle inspection
January 11, 2011: Cycle report mailed
January 19, 2011: Received appeal
March 9, 2011: BHQA granted an extension of time until July 10, 2011 to secure a variance from the State of Indiana for the ceiling height in the basement bedrooms.
July 13, 2011: Received 2nd appeal

During a cycle inspection it was noted that the ceiling in the recently remodeled basement did not meet minimum height requirements. The existing ceiling height is 6' 8". The required height is 7'. The petitioner has applied for a variance from the State of Indiana but has not yet heard a response.

Staff recommendation: Grant the extension of time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 12, 2011

Attachments: Cycle report, application for appeal

JS



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address:

305 E 18th St. Bloomington 47408

Petitioner's Name:

Tom Steneus

Address:

1516 S. Andrew Circle

City:

Bloomington

State:

IN

Zip Code:

47401

Phone Number:

812-327-9318

E-mail Address:

TomSteneusone@gmail.com

Owner's Name:

Tom Steneus

Address:

1516 S. Andrew Circle

City:

Bloomington

State:

IN

Zip Code:

47401

Phone Number:

812-327-9318

E-mail Address:

TomSteneusone@gmail.com

Occupants:

4

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type:

Ceiling height

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

11-TV-26 (OLD)

Petition Number:

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and/or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Sent Variance application to
State

Signature (Required):

Name (Print):

Date:

Important Information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

305 E. 18th Street
January 5, 2011
Page 1 of 3

Cycle Report

4033

OWNERS

=====

STEVENS, JOHN J.
1732 DURHAM DRIVE
BLOOMINGTON, IN 47401

Prop. Location: 305 E 18TH ST
Date Inspected: 01/04/2011
Inspectors: Jo Stong
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

INTERIOR:

Living Room (20-0 x 11-6):
No violations noted.

Kitchen (15-0 x 10-4):
No violations noted.

Southeast Bedroom (11-5 x 11-3):
No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 52 inches
Width: 26 ½ inches
Sill Height: 31 inches
Openable Area: 9.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

No violations noted.

Northeast Bedroom (11-4 x 10-7):

No violations noted.

Note: Egress window measurements are the same as in the southeast bedroom.

BASEMENT

General Violation:

The ceiling height in the basement does not meet minimum ceiling height requirements. Use of this room as habitable space shall be contingent upon securing a variance to the Property Maintenance Code from the Board of Housing Quality Appeals (BHQA).

Existing measurements: 6 feet 8 inches

Required: 7 feet

PM-404.3

Living Room (27-1 x 12-1):

No violations noted.

Note: Furnace and water heater are new as of recent upgrade.

Northwest Bedroom (12-3 x 10-2):

No violations noted.

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Southwest Bedroom (11-9 x 9-8):

No violations noted.

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Bathroom:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.050 (d).

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection **or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-62 (Old)

Address: 1900 S. Oakdale Drive West

Petitioner: Lorelei Flohr-Cascio-Sperry

Inspector: Maria McCormick & Robert Hoole

Staff Report: December 14, 2010 Completed Cycle Inspection
March 21, 2011 Received Application for Appeal
May 25, 2011 F1 Tornado hit property
June 8, 2011 Extension of Time Granted by BHQA
June 15, 2011 Deadline for smoke detector, fire extinguisher and electrical violations. June 30, 2011 Deadline for all other violations.
June 15, 2011 Owner sent in letter requesting additional time for repairs due to the storm damage.
July 8, 2011 Sent Orders to Repair for the storm damage the property after receiving complaints on the property that the storm damage was not being addressed. Deadline August 31, 2011 for all storm damage repairs.

During the cycle inspection there were multiple violations noted including several life safety violations and a general violation (all apartments in the complex) of the windows not being weather tight, opening and closing correctly and locking properly. The petitioner originally requested an additional 90 days to complete repairs and is now asking of additional time (30 days) due to because damage done by a storm has put them behind in their repairs.

Staff recommendation: Deny the extension of time.

Conditions: None

Compliance Deadline: None

Attachments: Application for Appeal, Cycle Report, Letter from the property owner requesting additional time.

June 17, 2011

Ms. Lisa Abbott
Director, HAND
401 N. Morton Street
Bloomington, IN 47404

Dear Ms. Abbott:

Our problems with meeting your deadline are deeper than recovering from the effects of the tornado. We are also trying to recover from the effects of a property management company, Hallmark Rentals, who was retained by my ex-husband to manage Wapehani Hills. This was after the first management company, Buckingham Management, who he also retained quit last August. Hallmark quit in May.

At this point I should tell you that it was Hallmark who urged me to request the extension. Additionally, until Brenda Lewis tendered her resignation letter to me, there was very little communication because Brenda Lewis felt that my ex-husband, who signed her contract, was still the Owner's Agent. Judge Hoff changed that on November 16, 2010.

On May 16, 2011, we "blitzed" both the Wapehani Hills rental office and the main office of Hallmark Rentals. We were assisted by our new management company, Hayes-Gibson International, selected by me. Not only had Hallmark not addressed the city inspection issues, but also they left us with 37 vacancies after reporting 23. In the last 30 days Hayes-Gibson has procured signed leases and deposits for each of those 37 vacancies. They have filled 3 of the 7 vacancies occurring at the end of this month and expect to be 100% by the end of June.

Hayes-Gibson hired 2 full-time maintenance men to catch up on all maintenance that had not been done by Hallmark. Hayes-Gibson conducted a 100% audit of units when they took charge and directed their maintenance men to cure all problems starting with the most urgent to the cosmetic. They are doing a terrific job. There is no doubt in my mind that any defects that your inspectors reported that affect the quality of life of our tenants have been addressed.

So that we do not waste your time, we request an additional 30 days to ensure that we have completed all of the items on your inspection report.

Very truly yours,

Mrs. Lorelei Flohr-Cascio-Sperry

Mrs. Lorelei Flohr-Cascio-Sperry



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Petitioner's Name: Lorelei FLOWR-CASCIO-SPERRY

Petitioner's Address & Phone Number: 1303 MATLOCK RD, 47408, 327-2282

Owner's Name: LORELEI FLOWR-CASCIO-SPERRY

Owner's Address & Phone Number: SAME AS ABOVE

Address of Property: 2201 S. OAKDALE, 47403 - WAPACANT HILL APTS
164 UNITS

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
↳ Specify the items that need the extension of time to complete
↳ Explain why the extension is needed
↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
↳ Specify the code reference number you are appealing
↳ Detail why you are requesting the variance
↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
↳ Detail the existing variance
↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Lorelei B. Flohr-Cascio-Sperry (Will be assigned by BHQA)
Name (print): Lorelei B. Flohr-Cascio-Sperry 11-TV-62
Petition Number: _____

(Please use the reverse side for further explanation and/or request)

Since December of 2009, my ex-husband, Matthew Cascio, was responsible for selecting a management company for Wapehani Hills. The first management company, Buckingham, quit after about a year. Matthew selected a second management company, Hallmark, contrary to our original property settlement. On November 16, 2010, the court took that responsibility of owner's representative away from Matthew and awarded it to me. However, during that period Matthew and his management companies did not maintain the property.

When my husband, Phillip Sperry, and I took over as owner's representative, we volunteered our efforts to fix up units that were deemed "unrentable". There were 16 of these units when we started and now there are 8.

As we will be doing the majority of the work to correct the items on the list, we request another 90 days to complete our work.



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

5023

OWNERS

WAPEHANI HILLS APARTMENTS, LLC
2201 S. OAKDALE DRIVE
BLOOMINGTON, IN 47403

Prop. Location: 1900 S OAKDALE WEST DR W
Date Inspected: 12/14/2010
Inspectors: McCormick/Hoole
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 161 / 31
Number of Bedrooms: 2,3,4
Max # of Occupants: 4,5,5
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

Note: Room inventory and dimensions are in the file.

All bedrooms:

Existing Egress Window Measurements
Height: 27 inches
Width: 32 inches
Sill Height: 24 inches
Openable Area: 6.0 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

General Violation – All Apartments:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Repair all windows to lock. PM-303.13.2

INTERIOR:

1861 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1863 –

See general violations.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Rear Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. Remove the window air conditioner to allow the window to function as intended. PM-303.13.2

1865 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Bedroom:

Replace the missing electrical receptacle covers. PM-605.1

1867 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1860 –

See general violation.

1862 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Secure toilet to its mountings. PM-504.1

1864 –

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1866 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1871 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1873 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1875 –

See general violation.

Living Room:

Repair or replace door knob/lock assembly on the front entry door in a manner so that it functions as intended. PM-102.8 & PM-304.6

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Rear Bedroom:

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1877 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1880 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Replace the missing toilet tank lid. PM-504.1

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1882 –

See general violation.

Hallway:

Replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1884 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1886 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Bathroom:

Properly repair or replace broken or missing vanity cabinet doors. PM-304.3

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

1900 –

See general violation.

1st Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2nd Floor Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Right Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Repair or replace closet doors so they function as intended. PM-304.6

Front Left Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Rear Left Bedroom:

Properly repair or replace loose, damaged, or missing floor covering at the entrance to the room. PM-304.4

1902 –

See general violation.

2nd Floor Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower surround. PM-304.3

Replace the broken toilet. PM-504.1

1904 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Right Bedroom; Left Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Replace the missing protective cover for the light fixture. PM-605.1

1906 –

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Bathroom:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1908 –

See general violation.

1910 –

See general violation.

Kitchen:

Replace non-functioning electrical receptacle to the left of the sink with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1914 –

See general violation.

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle adjacent to the back door with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Kitchen continued:

Replace the discharged fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Rear Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Master Bedroom/Bath:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1920 –

See general violation.

Stairway:

Repair the hole in the wall. PM-304.3

1922 –

See general violation.

2nd Floor Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1924 –

See general violation.

There was no electrical service at the time of initial inspection. Service must be restored and any violations corrected in the same 60 day deadline as other violations.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Kitchen continued:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1926 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1928 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1930 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

1932 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1934 –

See general violation.

1940 –

See general violation.

Master Bedroom/Bath:

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

1942 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Left Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Re-install the towel rack. PM-304.3

1944 –

See general violation.

Living Room:

Repair or replace door knob/lock assembly on the front entry door in a manner so that it functions as intended. PM-102.8 & PM-304.6

1946 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1948 –

See general violation.

Kitchen:

Install GFCI protected receptacles in this room. All countertop receptacles in shall be GFCI protected. PM-604.3

1950 –

See general violation.

Bathroom:

Repair the toilet in a manner so that it functions as intended. PM-504.1

2000 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2nd Floor Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2001 –

See general violation.

Kitchen:

Repair or replace the peeling linoleum. PM-304.4

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Laundry Closet:

Properly repair the dryer vent to function as intended. PM-403.3

Bathroom:

Repair the toilet to flush as intended. PM-504.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2002 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2003 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Kitchen continued:

Repair the faucet to eliminate the leak. PM-504.1

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Hallway:

Repair or replace the damaged closet doors so they function as intended. PM-304.6

Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2004 --

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Properly secure the toilet tank to the base of the toilet. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the shower surround, including the removal of all mold and mildew. PM-304.3

Master Bedroom/Bath:

Replace the missing heating/air conditioning vent cover. PM-603.1

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Left Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2005 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2006–

See general violation.

Entry:

Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the top of the shower surround. PM-304.1

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall. PM-304.3

2008 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the faucet to eliminate the constant dripping. PM-504.1

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Hallway:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Right Rear Bedroom:

Replace the broken electrical receptacle cover on the right wall. PM-605.1

2009 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2010 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2011 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2012 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2013 –

See general violation.

Living Room:

Properly secure the floor covering at threshold in the exterior doorway. PM-303.15

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2014 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Properly repair floor and wall adjacent to the tub and toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Remove the deteriorated and mildewed caulk and re-seal the shower surround. PM-304.1

2015 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall above the shower. PM-304.3

2016 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair dishwasher to function as intended. PM-504.1

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2018 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2020 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair dishwasher to function as intended. PM-504.1

2022 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Seal the perimeter of the shower surround. PM-304.1

2024 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Replace the damaged and deteriorated threshold at the rear door. PM-303.15

2026 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2028 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Properly re-attach the cover for the controls (top) on the water heater. PM-505.4

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Master Bedroom/Bath:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Right Rear Bedroom:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

2030 --

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2032 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2034 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2036 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2038 --

See general violation.

Living Room/Dining Room:

Replace the missing protective cover for the light fixture. PM-605.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. There are cracks where the walls meet the ceilings. PM-304.3

Bathroom:

Repair the surface of the ceiling above the bathtub to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Master Bedroom/Bath:

Properly repair or replace broken vanity countertop and cabinet. PM-304.3

Replace the missing protective cover for the light fixture. PM-605.1

Left Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Right Rear Bedroom:

Determine the source and eliminate the water leak in the ceiling. PM-504.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Hallway:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

2040 --

See general violation.

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Kitchen:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Replace the missing burners for the stove. PM-404.7

Repair or replace the laundry closet doors so they function as intended. PM-304.6

1st Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2nd Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2042 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Re-mount the existing fire extinguisher. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2044 –

See general violation.

Living Room:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Properly repair or replace loose, damaged, or missing carpet. PM-304.4

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Re-locate the existing fire extinguisher from inside the laundry closet. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2046 –

See general violation.

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

2048 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Secure toilet to its mountings. PM-504.1

2050 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2052 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Rear Bedroom:

Determine the source and eliminate the water leak between the closets. PM-504.1

Rear Bedroom continued:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damage done by the water leak. PM-304.3

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Properly repair the damage done by the water leak. PM-304.3

Front Right Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2054 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2056 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly repair the damaged countertop. PM-304.3

1st Floor Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Remove the cardboard and properly repair the hole in the ceiling. PM-304.3

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2058 –

See general violation.

Living Room:

Properly secure the floor covering at threshold in the exterior doorway. PM-303.15

Repair or replace doors on the mechanical closet so they function as intended. PM-304.6

1st Floor Bathroom:

Properly repair floor adjacent to the bathtub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Seal the top of the shower surround. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair the surface of the ceiling in the dining area to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Rear Left Bedroom:

Repair/replace the damaged door. PM-304.6

Replace the missing electrical receptacle cover to the right of the door. PM-605.1

Repair the hole in the wall behind the door. PM-304.3

Hallway:

Repair the light fixture so that it is mounted as intended. PM-605.1

2nd Floor Bathroom:

Repair the lights to function as intended. PM-605.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall above the tub surround. PM-304.3

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Right Rear Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2060 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2062 –

See general violation.

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall on both sides of the cabinet above the toilet. PM-304.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Master Bedroom/Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. PM-304.3

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

2064 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the

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Kitchen continued:

month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

Properly repair or replace damaged door jamb on the back door. PM-303.15

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Properly repair floor adjacent to the bathtub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall adjacent to the bath tub and above the shower surround. PM-304.3

2066 –

See general violation.

Kitchen:

Repair dishwasher to function as intended. PM-504.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair or replace the laundry closet doors so they function as intended. PM-304.6

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2071 -

See general violation.

Kitchen:

Repair or replace closet doors so they function as intended. PM-304.6

2nd Front Bedroom:

Repair the light fixture in the closet to function as intended. PM-605.1

Repair or replace closet doors so they function as intended. PM-304.6

2nd Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2073 -

See general violation.

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2077 -

See general violation.

Living Room; Hallway; All Bedrooms:

Properly repair or replace loose, damaged, or missing carpeting. PM-304.4

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle (to the left of the sink) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2079 --

See general violation.

Kitchen:

Properly secure the wiring cover on the water heater in the mechanical closet. PM-505.4

2081 --

See general violation.

Living Room:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Mechanical Closet:

Repair the hole in the ceiling. PM-304.3

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2nd Floor Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2083 --

See general violation.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance NFPA 72. PM-704.1

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace the entry closet doors so they function as intended. PM-304.6

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2085 --

See general violation.

All Rooms:

Properly repair or replace deteriorated carpeting. PM-304.4

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Front Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Repair/replace the damaged door so that it will latch as intended. PM-304.6

2087 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Properly repair the loose deadbolt lock to function as intended. PM-303.13

Kitchen:

Replace non-functioning or incorrectly wired electrical receptacle (to the left of the sink) with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. PM-605.1

Front Right Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2089 --

See general violation.

Living Room:

Repair the entry door to be weather tight and latch as intended. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2091 --

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path**

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Kitchen continued:

of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair or replace broken or missing cabinet drawer. PM-304.3

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2093 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2095 –

See general violation.

2097 –

See general violation.

2100 –

See general violation.

2102 –

See general violation.

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2104 –

See general violation.

2106 –

See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

2110 –
See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

2112 –
See general violation.

2114 –
See general violation.

All Rooms:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

2116 –
See general violation.

All Rooms:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

2120 –
See general violation.

2122 –
See general violation.

2124 –
See general violation.

Mechanical Closet:

Install an air gap between the TPR tube and the drain. PM-505.4

Hallway:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance with NFPA 72. PM-704.1

2126 –
See general violation.

All Rooms:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2130 –
See general violation.

Kitchen:

Repair or replace the furnace blower to function as intended. (it is too loud.) PM-603.1

2132 –
See general violation.

2134 –
See general violation.

Kitchen:

Repair or replace the loose electrical receptacle to the right of the stove and provide it with GFCI Protection. PM-605.1

2136 –
See general violation.

2140 –
See general violation.

Entry:

Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Front Bedroom:

Re-arrange the furniture to create a clear path to the window. PM-702.1

2142 –
See general violation.

Bathroom:

Clean and service the exhaust fan so that it functions as intended. PM-603.1

2144 –
See general violation.

Kitchen:

Repair or replace the leaking TPR valve on the water heater. PM-505.4

Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2146 –

See general violation.

Bathroom:

Secure toilet to its mountings. PM-504.1

2150 –

See general violation.

All Rooms:

Replace missing or non-functioning hard-wired inter-connected smoke detector in a manner that allows them to function as intended, and is in accordance NFPA 72. PM-704.1

2152 –

See general statement.

2154 –

See general statement.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2156 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Replace broken electrical receptacle (2nd Left of the stove). PM-605.1

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2158 –

See general violation.

Bathroom:

Repair the toilet in a manner so that it functions as intended and prevents the water from constantly running. PM-504.1

2200 –

See general violation.

Replace the missing protective cover for the light fixture on the front porch. PM-605.1

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2204 –

See general violation.

Seal the perimeter of the shower surround including along where it meets the floor. PM-304.1

2206 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Back Porch:

Remove and properly dispose of all accumulated or scattered trash on property. PM-302.1

2208 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Front Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2210 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2212 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2214 –

See general violation.

Living Room:

Repair or replace damaged entry door in a manner so that it is reasonably weather tight and functions as intended. PM-304.6

Repair the hole in the wall to the left of the entry door. PM-304.3

Kitchen/Dining Room:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

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Kitchen/Dining Room continued:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Properly repair, then clean and surface coat damaged or stained ceiling area. PM-304.3

1st Floor Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2216 –

See general violation.

Kitchen/Dining Room:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2220 –

See general violation.

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen continued:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2222 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate the existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress**. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

2nd Floor Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2nd Floor Hallway:

Replace broken (scorched) electrical receptacle at the end of the hall. PM-605.1

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

1st Front Bedroom; Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Front Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

2224 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged door adjacent to the front entry door. PM-304.3

Kitchen:

Repair or replace damaged back door in a manner so that it is reasonably weather tight and functions (locks) as intended PM-304.6

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Relocate existing fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2226 –

See general violation.

Front Porch:

Replace the missing protective cover for the light fixture. PM-605.1

Kitchen:

Repair or replace the damaged countertop on the island. PM-304.3

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st Floor Bathroom:

Replace the cracked toilet bowl. PM-504.1

Rear Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Front Bedroom:

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

2nd Floor Bathroom:

Seal the top of the shower surround. PM-304.1

2228 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair or replace laundry closet doors so they function as intended. PM-304.6

1st floor Hallway:

Repair or replace mechanical closet doors so they function as intended. PM-304.6

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2nd Floor Bathroom:

Repair tub drain to function as intended. PM-504.1

Seal the perimeter of the shower surround including along the floor. PM-304.1

2nd Front Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Replace the missing protective cover for the light fixture. PM-605.1

2230 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Repair or replace damaged back door in a manner so that it is reasonably weather tight and functions (locks) as intended PM-304.6

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2nd Floor Hallway/Stairs:

Properly repair or replace loose, damaged, or missing floor covering at the top of the stairs and in the thresholds for all the bedrooms. PM-304.4

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2nd Floor Hallway/Stairs continued:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Properly repair the hole adjacent to the attic access. PM-304.3

2nd Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

1st Front Bedroom:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

2232 –

See general violation.

Living Room:

Properly secure the floor covering at the threshold in the exterior doorway. PM-303.15

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Left Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2234 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround including along the floor. PM-304.1

Front Bedroom Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Master Bedroom/Bath:

Unable to enter this room at the time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2236 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Back Porch:

Repair or replace storage closet door so they function as intended. PM-304.6

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Left Rear Bedroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. At the entrance to the room from the hallway. PM-304.3

2238 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall above the shower surround. PM-304.3

2250 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

252 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2254 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2256 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2258 –

See general violation.

Living Room:

Repair the entry door to be weather tight and function as intended. No gaps shall be visible around the edges. PM-303.13

Properly repair or replace the torn carpet. PM-304.4

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Master Bedroom/Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

2260 –

See general violation.

All Rooms:

Sanitize and dry, or replace all floor covering that have been damaged or exposed to moisture from pet feces. PM-304.3

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2262 -

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Mechanical Closet:

Properly repair or replace the furnace to function as intended. PM-603.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

2264 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Kitchen continued:

Remount the fire extinguisher to an approved location. A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2266 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

2268 –

See general violation.

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Properly repair the floor adjacent to the back door. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Right Rear Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the wall to the right of the door. PM-304.3

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Master Bedroom/Bath:

Seal the perimeter of the shower surround including along the floor. PM-304.1

2270 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

Front Bedroom:

Repair the hole(s) in the door or replace the door. PM-304.6

Bathroom:

Seal the top of the shower surround. PM-304.1

2272 -

See general violation.

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Laundry Closet:

Properly reattach the dryer vent. PM-403.3

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Bathroom:

Seal the top of the shower surround. PM-304.1

Master Bedroom/Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Seal the top of the shower surround. PM-304.1

2274 –

See general violation.

Kitchen:

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

Repair the dishwasher to function as intended. PM-504.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Determine the source and eliminate the water leak above the back door. PM-504.1

Repair the entry door to be weather tight and latch properly. No gaps shall be visible around the edges. PM-303.13

Right Rear Bedroom; Master Bedroom:

Properly repair or replace the torn carpet. PM-304.4

2276 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Mechanical Closet:

Install a Temperature/pressure relief (TPR) valve discharge tube on the water heater. It must meet the following:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

2278 –

See general violation.

This unit had no water service at the time of initial inspection. Check all plumbing fixtures at re-inspection. All violations found must be brought into compliance in the same 60 day deadline.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Seal the perimeter of the shower surround. PM-304.1

Master Bedroom/Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2280 –

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the

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Kitchen continued:

person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged drywall around the shower head. PM-304.3

2282 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2284 -

See general violation.

Living Room:

Repair the entry door to be weather tight and lock as intended. No gaps shall be visible around the edges. PM-303.13

Hallway:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

Bathroom:

Seal the perimeter of the shower surround. PM-304.1

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2286 -

See general violation.

Living Room:

Repair the entry door to be weather tight and latch properly. No gaps shall be visible around the edges. PM-303.13

Kitchen:

Repair the back door to be weather tight. No gaps shall be visible around the edges. PM-303.13

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Back Porch:

Repair or replace closet door so it functions as intended and is weather tight. PM-304.6

2288 -

See general violation.

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Right Rear Bedroom:

Install/replace back-up batteries in smoke detectors so that they function as intended. PM-704.1

2290 -

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2292 –

See general violation.

Unable to enter apartment at time of initial inspection. Check at re-inspection. All violations found must be brought into compliance in the same 60 day deadline as the rest of the complex.

2294 –

See general violation.

Living Room:

Properly secure the floor covering at the threshold in the exterior doorway. PM-303.15

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall above the light switch. PM-304.3

Master Bedroom/Bath:

Replace the missing electrical receptacle cover under the window. PM-605.1

Install/replace the back-up batteries in smoke detectors so that they function as intended. PM-704.1

Right Rear Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Properly repair the damaged wall behind the door. PM-304.3

2296 –

See general violation.

Living Room:

Repair the entry door to be weather tight and latch as properly. No gaps shall be visible around the edges. PM-303.13

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly re-caulk around the countertop to eliminate water infiltration. PM-304.3

Bathroom:

Repair sink drain to function as intended. PM-504.1

Left Rear Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

EXTERIOR:

Trim all trees and shrubs that encroach on the sidewalks. PM-302.4.1

Fill all depressions under the rear deck of apartment 1934 to eliminate the collection of stagnate water. PM-302.2

Reposition and properly support the fallen HVAC unit adjacent to apartment 1871. PM-603.1

Repair or replace the fallen retaining wall in the parking area across from building R. PM-302.7

Fill the hole near the parking area adjacent to building T. PM-302.2

Fill the hole near the sidewalk adjacent to apartment 2102. PM-302.2

Replace the missing vent louvers on Building R. PM-303.6

Re-label the electrical disconnects for building AA. PM-604.1

Fill all depressions under the rear deck of apartment 1934 to eliminate the collection of stagnate water. PM-302.2

Common area adjacent to Apartment 1875 –

Secure the guardrail along the 2nd story landing so it is capable of withstanding normally imposed loads. PM-303.12

Common area adjacent to Apartment 2140 –

Repair the light fixture adjacent to the entrance to function as intended. PM-605.1

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. (National Fire Code 315.2.5) PM-102.3

Exception: Buildings or rooms constructed for such use in accordance with the International Building Code.

Common area adjacent to Apartment 2152 –

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. (National Fire Code 315.2.5) PM-102.3

Exception: Buildings or rooms constructed for such use in accordance with the International Building Code.

Building L –

Remove and properly dispose of all accumulated trash in the common hallway/stairwell. PM-302.1

Building Q –

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. PM-303.7

Building X –

Repair the light fixture in the common hall/stairway to function as intended. PM-605.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-67
Address: 252 N. Walnut Street
Petitioner: Omega Properties
Inspector: Maria McCormick & Norman Mosier
Staff Report: January 6, 2011 Completed Cycle
April 5, 2011 Completed Re-inspection

At the cycle inspection it was noted that several of the wooden windows had started to rot. The petitioner came to the board in the June meeting requesting an additional 90 days to repair or replace 13 damaged windows. They had discovered that the windows were no longer manufactured and replacement parts were unavailable. During the first extension they tried to locate other replacement windows that would match the other existing wooden windows in the building. They have determined that the 13 windows will have to be custom made to match the existing windows. The petitioner is requesting until October 31, 2011 to complete the fabrication and installation of the windows.

Staff recommendation: Grant the extension of time.
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: October 31, 2011
Attachments: Application of Appeal, Remaining Violations Report, Photos



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Petitioner's Name: Omaha Properties

Petitioner's Address & Phone Number: 115 E 6th Bloomington, IN 47403

Owner's Name: Mary Friedman 333-0995

Owner's Address & Phone Number: ~~621 E 10th Street~~ Same as business

Address of Property: 252 N. Walnut

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: [Signature]

Name (print): BET Morris

(Will be assigned by BHQA)

11-TV-67 (OLD)

Petition Number: _____

(Please use the reverse side for further explanation and/or request)

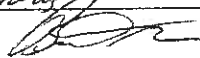


Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

~~There are~~

There are no replacement window or parts that can be used
to repair windows. Haven't found a company to install windows.
We are still trying to get this project completed.

No more time. Thank you


Signature: _____ Date: _____



**City of Bloomington
Housing and Neighborhood Development**

APR 07 2011

Remaining Violations Report

6432

OWNERS

FRIEDMAN, MARY & DAN
629 S. WOODSCREST DRIVE
BLOOMINGTON, IN 47401

AGENT

OMEGA PROPERTIES
115 E. 6TH ST. STE. #1
BLOOMINGTON IN 47408

Prop. Location: 252 N WALNUT ST
Date Inspected: 01/06/2011
Inspectors: McCormick/Mosier
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 4

Number of Units/Structures: 13 / 1
Number of Bedrooms: 2 & 3
Max # of Occupants: 4 & 5
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

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INTERIOR:

Apartment A –

Half Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Apartment D –

Kitchen:

Repair or replace the broken window. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

2nd Floor Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

2nd Floor Hallway:

Repair or replace the windows to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment G –

Living Room:

Repair or replace all the window so that they may function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment I –

East Bedroom:

Repair or replace the damaged window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment K –

Living Room:

Repair or replace the damaged window to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

East Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

West Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment L –

Living Room:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

SW Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Apartment M –

South Bedroom:

Replace or properly repair the rotten window frames so that the windows function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2







City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-83 (old business)

Address: 316 S. Buckner

Petitioner: Ronald Maire

Inspector: John Hewett

Staff Report: March 1, 2011 Cycle Inspection
 March 10, 2011 Report sent
 May 19, 2011 Received Appeal
 June 8, 2011 Extension granted until July 8, 2011
 July 6, 2011 Agent requested additional time

The electrician hired to do the work was not able to complete the work in the time granted by the BHQA. Agent is asking for additional time.

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 31, 2011

Attachments: 2nd Request for extension, 1st request for extension, Cycle report



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
JUL 06 2011

BY: _____

Petitioner's Name: Ronald Maive

Petitioner's Address & Phone Number: 500 Poplar Drive Ellettsville IN
KRM 812 3254622 812 8764509 47429

Owner's Name: TRINA BURKHOLDER

Owner's Address & Phone Number: _____

Address of Property: 316 S Buckner St Bloomington IN

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
↳ Specify the items that need the extension of time to complete
↳ Explain why the extension is needed
↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
↳ Specify the code reference number you are appealing
↳ Detail why you are requesting the variance
↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
↳ Detail the existing variance
↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Ronald Maive

Name (print): Ronald Maive

(Will be assigned by BHQA)

11-TV-83 (OLD)

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Local Electrician had set back and can
Not Complete work by the Expiration Date
He has filled out work Request with city
and notified Duke Energy of disconnect service
Thank you for your help in this matter
Ron Martin

Signature:

Ron Martin

Date:

7-6-11



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
MAY 09 2011

BY:

Petitioner's Name: Ronald Maire

Petitioner's Address & Phone Number: 500 Poplar Drive Ellettsville IN 826 9509

Owner's Name: Trina Borkholder

Owner's Address & Phone Number: 121 Wagon Wheel Way Lake Mary Fla 32799

Address of Property: 316 Buckner St Bloomington IN

Occupant(s) Name(s): Barry Dean

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Ronald Maire

Name (print): Ronald Maire

(Will be assigned by BHQA)

11-TV-83

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

To Complete Needed Repairs and to
Determine if property will be sold to
Private ownership

Signature: _____ Date: _____



City of Bloomington
Housing and Neighborhood Development

Cycle Report

1807

OWNERS

BURKHOLDER, JOE M.
121 WAGON WHEEL WAY
LAKE MARY, FL 32749

AGENT

MAIRE, RON
500 POPLAR DR.
ELLETTTSVILLE IN 47429

Prop. Location: 316 S BUCKNER ST Number of Units/Structures: 1 / 1
Date Inspected: 03/01/2011 Number of Bedrooms: 3
Inspectors: John Hewett Max # of Occupants: 3
Primary Heat Source: Gas Foundation Type: Cellar
Property Zoning: RC Attic Access: N/A
Number of Stories: 1 Accessory Structure:

Interior

Living room 15-5 x 15-1, ½ bath, bath, Mechanical closet
No violations noted.

Kitchen

12-9 x 18-10

Show documentation that the wood burning stove has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

E bedroom 11-0 x 12-5, Center bedroom 10-1 x 10-10, W bedroom 11-0 x 12-5

Existing Egress Window Measurements: Slider double pop.

87-

Height: 34 inches
Width: 29 inches
Sill Height: 45 inches
Openable Area: 6.84 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Exterior

Replace the deteriorated service entrance cable. The outer insulation is deteriorated to the point that the inner insulation is visible above the porch roof. Below the porch roof the cable has been wrapped in black tape, which is not an approved insulation for this use. PM-605.1

Cellar/ crawl

Not accessible.

Garage

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b); All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: August 10, 2010
Petition Type: Relief from an administrative decision
Variance Request: Relief from loss of 5 year permit length.
Petition Number: 10-AA-103
Address: 601-603 W. 4th
Petitioner: David Willibey
Inspector: Robert Hoole

Staff Report:

In 2008 this property was cited for egress violations. The BHQA granted a variance and required hard-wired smoke detection be installed and a 3 year permit was issued. The Court overturned the variance. The petitioner requests a five year permit on this property for the Cycle inspection conducted on May 5, 2011.

Staff recommendation: Grant the relief from administrative decision.

Conditions: none

Compliance Deadline: none

Attachments: Petitioner's letter



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
JUN 21 2011

BY:

Petitioner's Name: DAVID B. WILLIBEY

Petitioner's Address & Phone Number: 4565 N. BROOKWOOD DR. BLOOMINGTON, IN 47404 876-4205

Owner's Name: DAVID B. WILLIBEY

Owner's Address & Phone Number: 4565 N. BROOKWOOD DR. BLOOMINGTON, IN 47404 876-4205

Address of Property: 601-B W. 4TH ST. BLOOMINGTON, IN 47404

Occupant(s) Name(s): LAYNE ELLIOTT

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☐ A. An extension of time to complete repairs. (Petition type: TV)
↳ Specify the items that need the extension of time to complete
↳ Explain why the extension is needed
↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
↳ Specify the code reference number you are appealing
↳ Detail why you are requesting the variance
↳ Specify the modifications and or alterations you are suggesting
- ☒ C. Relief from an administration decision. (Petition type: AA)
↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
↳ Detail the existing variance
↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: David B. Willibey

Name (print): DAVID B. WILLIBEY

(Will be assigned by BHQA)

11-AA-103

Petition Number: _____

(Please use the reverse side for further explanation and/or request)

6/15/2011

Board of Housing Quality Appeals

I am requesting reinstatement of a 5 year occupancy permit which I held at 601 W. 4th St. until the egress requirment went into effect. I was informed since I could not change the egress I needed to install hard wired smoke detectors, which I did, but could only receive a 3 year permit. The court overturned the egress requirment for grandfathered properties. I recently had routine inspection and was informed I could only be granted a 4 year permit coming off a 3 year permit. I think I am entitled to a 5 year occupancy permit since it should have never been revoked in the first place. I have owned this property for 24 years and have always maintained it in good condition.

David and Donetta Willibey



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 10 August 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-104

Address: 105 E. 1st St.

Petitioner: Catherine H. Cournoyer

Inspector: Michael Arnold

Staff Report: 27 April 2011 Cycle Inspection
13 May 2011 Cycle Report Sent
05 July 2011 Received Appeal

During the recent storms this property had multiple trees come down, severely damaging the roof and destroying the fence. The trees have been removed and the roof has been repair. They have ordered replacement windows and they are four to six weeks on back order. They would like additional time to complete the repairs required by the cycle inspection report.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 10 November 2011

Attachments: Cycle Report, Application

ps



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 105 E. 1st Street, Bloomington, Indiana

Petitioner's Name: Catherine H. Cournoyer

Address: 8417 Spring Mill Road

City: Indianapolis

State: Indiana

Zip Code: 46260

Phone Number: (317) 259-7982

E-mail Address: chcournoyer@comcast.net

Owner's Name: Barry & Catherine Cournoyer

Address: 8417 Spring Mill Road

City: Indianapolis

State: Indiana

Zip Code: 46260

Phone Number: 317-259-7982

E-mail Address: chcournoyer@comcast.net

Occupants: Claire Crouse

(summer only)

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-104

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Barry and Catherine Cournoyer are in the process of improving the property to address the deficiencies (e.g., secure door, windows that stop at half-way point, closing fireplace, etc.). The process was interrupted by the recent major storm (June 2011) that caused major roof damage, took down six trees, and damaged a fence. We have installed a new roof and had the fallen trees removed. We are now shifting our focus to the windows and door and the remaining deficiencies. We have secured estimates from contractors and will sign an agreement within the next week. We anticipate that all will be rectified within six weeks. Therefore, we request an extension until August 17, 2011.

Signature (Required):

Name (Print): Barry R. Cournoyer & Catherine H. Cournoyer

Date: 6/30/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

Cycle Report

8232

OWNERS

=====

COURNOYER, CATHERINE
8417 SPRING MILL ROAD
INDIANAPOLIS, IN 46260

Prop. Location: 105 E 1ST ST
Date Inspected: 04/27/2011
Inspectors: Mike Arnold
Primary Heat Source: Gas
Property Zoning: CD
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure: none

The Monroe County Assessor's records indicate this structure was built in 1930. There were no requirements for emergency egress at the time of construction.

Interior:

Basement:

Note: No space in the basement is approved for sleeping purposes.

Every door available as an exit shall be capable of being opened easily from the inside and without the use of a key. PM-702.3 (Door on the stairway landing).

Provide operating power to smoke detector. PM-704.1

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Main Level:

Living Room (14-0 x 12-0):

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2 (All windows):

Repair window to latch securely. PM-303.13.2 (South wall – west window).

Dining Room (15-0 x 10-6):

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2 (west wall – South and center windows).

Kitchen (15-8 x 8-0):

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

NE Bedroom (12-0 x 11-6):

Existing Egress Window Measurements:

Height: 25 inches
Width: 27 inches
Sill Height: 23.5 inches
Openable Area: 4.69 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Repair the broken window. PM-303.13 (East wall).

SE Bedroom (12-0 x 11-6):

Existing Egress Window Measurements:

Height: 25 inches
Width: 27 inches
Sill Height: 23.5 inches
Openable Area: 4.69 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

No violations noted

Bathroom:

No violations noted

Exterior:

No violations noted

Required Documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.050 (d).

A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a **\$25.00 fine will be levied.**
BMC16.12.040

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.
PM-603.1

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

PM-603.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 10 August 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-105

Address: 2432 W. Marlene Dr.

Petitioner: Kelly Harding

Inspector: Michael Arnold

Staff Report:

09 June 2011	Tenant filed a complaint
13 June 2011	Complaint inspection; sent report
21 June 2011	Sent remaining violations report
22 June 2011	Tenant filed a second complaint
23 June 2011	Complaint inspection
28 June 2011	Sent second complaint report
30 June 2011	Spoke with tenant;
05 July 2011	Received documentation from owner and plumber regarding the repairs required
06 July 2011	Spoke with owner regarding kitchen sink plumbing
08 July 2011	Rec'd copy of eviction notice

During the initial complaint inspection, it was noted that the kitchen sink did not drain properly along with some other code issues. The repair for the sink was given a deadline of 20 June 2011.

The sink was not finished and a remaining violations report was issued. The following day a second complaint inspection was conducted concerning additional items. A second report was issued with a separate due date.

30 June 2011 I spoke to the tenant. He stated that the plumber showed up but did not stay to fix the sink.

05 July 2011 I spoke to the owner. She stated that the first plumber could not fix the problem. The second plumber did not stay because he felt threatened (letter was provided).

08 July 2011 the court asked if the owner could have more time to fix the repairs and was told that the owner could file for an extension of time to complete the repairs. The eviction notice states a deadline for vacating the property of 22 July 2011.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 10 September 2011 or before new tenants occupy the unit

Attachments: Remaining violations report, Complaint inspection, Application, letter from plumber, eviction notice

Complaint Inspection
Remaining Violations Report

675

OWNERS

=====

HARDING, KELLY A.
608 W KIRKWOOD AVE
BLOOMINGTON, IN 47404

Prop. Location: 2432 W MARLENE DR
Date Inspected: 06/13/2011
Inspectors: Mike Arnold
Primary Heat Source:
Property Zoning: RM
Number of Stories: 1

Number of Units/Structures: 2 / 1
Number of Bedrooms: 2 each
Max # of Occupants: 3 each
Foundation Type: Crawl Space
Attic Access:
Accessory Structure: none

The following items are the result of a complaint inspection conducted on **06/13/2011**. It is your responsibility to repair these items and to schedule a reinspection within fourteen (14) days of the receipt of this report, unless noted otherwise.. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

Interior:

Repair the air conditioner to function as intended. PM-603.1

Kitchen:

Repair the kitchen sink to drain as intended. PM-5041 (This item has a deadline of 06/20/2011)

Make the necessary repairs to eliminate the soft spots in the flooring. This may require stabilizing the floor structure and/or replacing subflooring. PM-304.2 and PM-304.4 (at the entry to the utility room and in front of the kitchen sink).

Utility Room:

Eliminate the source of the leak causing the floor to be wet and repair/replace the water damaged flooring. PM-304.1

Make the necessary repairs to eliminate the soft spots in the flooring. This may require stabilizing the floor structure and/or replacing subflooring. PM-304.2 and PM-304.4 (at the water heater).

Hallway, Bathroom:

Make the necessary repairs to eliminate the soft spots in the flooring. This may require stabilizing the floor structure and/or replacing subflooring. PM-304.2 and PM-304.4

Complaint Inspection Report

675

OWNERS

=====

HARDING, KELLY A.
608 W KIRKWOOD AVE
BLOOMINGTON, IN 47404

Prop. Location: 2432 W MARLENE DR
Date Inspected: 06/23/2011
Inspectors: Mike Arnold
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Number of Units/Structures: 2 / 1
Number of Bedrooms: 2 each
Max # of Occupants: 3 each
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

The following items are the result of a complaint inspection conducted on **06/23/2011**. It is your responsibility to repair these items and to schedule a reinspection within fourteen (14) days of the receipt of this report. Failure to comply with this inspection report will result in this matter being turned over to the City Legal Department. If you have questions regarding this report, please contact this office at 349-3420.

Interior:

NE Bedroom:

Secure the carpeting at the door and at the seam in the middle of the room to eliminate the trip hazard. PM-304.4

Bathroom:

Repair/replace the loose/damaged toilet paper holder. PM-304.1

Exterior:

Verify that the front porch light is functioning properly and repair/replace as needed. PM-605.1

Replace the missing down spouts and turnouts. PM-303.7



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
JUN 22 2011

BY: _____

Petitioner's Name: Kelly Harding 345-6813

Petitioner's Address & Phone Number: _____

Owner's Name: Kelly Harding

Owner's Address & Phone Number: 608 W. Kirkwood Ave, Blgtn, IN 47404

Address of Property: 2432 W. Marlene Dr.

Occupant(s) Name(s): Brian Mosier + Michelle Davidson

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Kelly Harding

Name (print): Kelly Harding

(Will be assigned by BHQA)

11-TV-105

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

In response to the complaint inspection for all floor repairs on this unit:
An eviction was filed for non payment of over \$4000 of back rent, at which time
Tenant called to complain. I would like to delay all structural floor
repairs until between Tenants. They will have to be out by July 30,
so I am requesting until Aug 15th to complete repairs.
This Tenant is hostile & has a felony battery charge on his record, so
it is too dangerous for him to be still living there during repairs.
He also has refused entrance to complete the other repairs to
my maintenance man. (See note in file)
This extension should cover all repairs requested by HANA.

Signature: _____

Kelly Harding

Date: _____

6/22/11

RECEIVED
JUL 05 2011

BY: _____

TO: HOUSING AND NEIGHBORHOOD DEVELOPMENT

FROM: KELLY HARDING (HARDING RENTALS)

This letter is in response to the two complaint inspections for 2432 Marlene Dr.

This Tenant owes over \$3800 in back rent as of July 1st. (The only reason I had let him stay this long is because his mother has been a client of mine in my hair salon for over 20 years.) Upon receiving notice of imminent eviction, it became his personal goal to try and cause me as much trouble as humanly possible. Admittedly, they have a clogged sink in the kitchen, which the lease clearly states is the Tenant responsibility if Tenant caused. However, I sent my maintenance man to unclog it with two different types of drain cleaner and a 15 ft snake. His two attempts were unsuccessful. After I received a copy of the complaint from your office, I sent him back to check to see what else needed to be done. The Tenant refused to let him look at the problem and said that he wanted to wait until after the inspection the following day. (You have this documentation in your office already on file.) I scheduled another plumber to take care of the problem last Tuesday, June 28th. He worked for 4 hours, disconnected plumbing and used 3 different size snakes and still could not unclog the compacted grease, caused by the Tenant.

Yesterday, June 29th, I had "Aim to Please" Plumbing Company come to work on the problem again. I was not sure when they could come, so I was on site in case they needed admittance into the unit. Since the Tenant was home and sitting on the front porch, I did not accompany them into the unit. I am enclosing the letter they emailed me concerning their experience. Basically, the Tenant was so hostile to them that they now refuse to work under those conditions.

Today, I received yet ANOTHER report for more things wrong with this unit. I have already filed an extension and paid \$20 so that I do not have to be subject to this hostile Tenant. He has a felony arrest on his record for assault and battery, and weighs at least 275 lbs. He has threatened everybody who tried to work in this unit, with the exception of my plumber who was scheduled with his girlfriend, who took off from work so that he could be there. It is obvious that he is "searching" to find things wrong.

I am asking (again) that you honor my request for an extension to not make ANY repairs to this unit until he is out; his eviction is scheduled for July 22. All repairs can be completed within one week of his departure, but NOBODY will work with him still in this unit, including all three maintenance men I have sent for repairs. Due to his hostility and prior record, I do not feel it is safe for me to enter his apartment without protection at any time. Thank you,

Kelly Harding

6-20-11

I am the maintenance man for Kelly Handing my
name is Rick Muller 2432. Marlene Dr. I asked if it
would be alright to fix the drain he said NO not now

Rick Muller

Print - Close Window

Subject: 2432 W Marlene Dr.
From: Alan (alan@aimtoplease.biz)
To: hardingkellya@yahoo.com;
Date: Wed, 29 Jun 2011 12:14:19

RECEIVED
JUL 05 2011

BY:

29 June, 2011

Ms. Harding,

We arrived to do a service call at 2432 W. Marlene Drive and met the tenant. He expressed displeasure about us arriving without his knowledge. We assured him that we had spoken with the landlord and were told to come right over and someone would be waiting for us. The tenant showed us the problem with the kitchen sink, and we mentioned that we would also like to check the drain line from the crawl space.

The tenant was holding a pack of cigarettes and I asked him to please not smoke in the house while we were here because of our asthma. The hostile tenant told us, "First of all you come to my house without me knowing about it, and second you can't come in to my house and tell me what to do. This is my god damned house and I'll do what I want in it." He then told us that he would smoke outside, but because of his consistent hostile attitude throughout the duration of our time there, we decided to remove ourselves from the situation.

Regards,

Malachi - Aim To Please

AMENDMENT TO AGREEMENT FOR SALE OF REAL ESTATE

On this date, June 30, 2011, Justin Williams (the Purchaser) and Bloomington Restorations, Inc. (the Vendor) agree to reduce the price of the property commonly known as 315 W. 15th St., Bloomington, Indiana. The new price shall be Ninety-Nine Thousand Nine Hundred Dollars (\$99,900).

In Witness Whereof, Purchaser and Vendor on June 30, 2011 have executed this amendment to the Agreement for Sale of Real Estate dated May 19, 2011.

Vendor Jan Sorby, President
Jan Sorby, President
Bloomington Restorations, Inc.

Purchaser Justin Williams
Justin Williams

**ORDER
IN THE MONROE CIRCUIT COURT**

CAUSE NO. 53CO 8 HRC SC 942001

Harding et al

VS

Brian Davidson (NOT)
Michelle Davidson

PLAINTIFF(S)

The parties appear for hearing as follows:

Plaintiff(s) Kelley Harding
in person _____ by representative ✓
by counsel _____
fails to appear _____

DEFENDANT(S)

Defendant: B.D.
in person ✓ by representative _____
by counsel _____
fails to appear _____
DOB: _____ SSN: XXX-XX-_____

Defendant: _____
in person _____ by representative _____
by counsel _____
fails to appear _____
DOB: _____ SSN: XXX-XX-_____

Defendant: M.D.
in person _____ by representative _____
by counsel _____
fails to appear _____
DOB: _____ SSN: XXX-XX-_____

and the Court makes the following ORDERS:

- ____ 1. Plaintiff (failed to appear/filed motion to dismiss/moved to dismiss) and the case is dismissed.
- ____ 2. Case reset for _____ on _____, at _____ a.m./p.m.
- ____ 3. There is no proof of service. The case is reset for _____ at _____ a.m./p.m. and summons shall be served by (Sheriff/Certified Mail).
- ____ 4. There is no proof of service and Plaintiff has 30 days to provide a new address for Defendant(s). If Plaintiff fails to do so, the case will then be dismissed.
- ✓ 5. The Court finds for Plaintiff(s) and Defendant(s) must vacate the premises by 22 July 2011 at 1:00 a.m./p.m. The Sheriff shall assist Plaintiff, if necessary, to obtain possession of the premises. The parties shall appear for a money damages hearing on 19 Aug. 2011 at 11:00 a.m./p.m.
- ____ 6. The Court finds for Plaintiff(s) and against Defendant(s). Plaintiff(s) shall have a judgment against Defendant(s) for \$ _____, plus pre-judgment interest of \$ _____, attorney fees of \$ _____ and court costs. Interest shall be added to the judgment at the statutory rate.
- ____ 7. Defendant(s) shall pay the money judgment through the CLERK OF THE MONROE CIRCUIT COURT: \$ _____ per (month/week/bi-weekly) beginning _____. Failure to pay may result in garnishment of wages. Other: _____ without the necessity of further hearing.
- ____ 8. The Court finds for Defendant(s) and against Plaintiff(s).
- ____ 9. The Court takes the matter under advisement.
- ____ 10. Defendant has filed Notice of Bankruptcy and the Court STAYS all proceedings. The same shall be stayed until jurisdiction of the subject matter of this action is relinquished by the United States District Court.
- ✓ 11. Sh. Court HRC SC 942001 et al. after an oral hearing, the Court finds for Plaintiff(s) and against Defendant(s). The Court grants Plaintiff(s) a judgment of \$ _____ and court costs. The Court takes the matter under advisement.

So agreed by the parties: Plaintiff(s) _____ Defendant(s) _____

DATED: 8 July 2011

JUDGE J. Knight

You may mail payments to the Clerk or pay in person. The Clerk does NOT accept personal checks. By mail you may pay by money order or certified check. In person you may pay in cash or by money order or certified check. Payments should be made payable to Monroe County Clerk and mailed to P.O. Box 547 Bloomington IN 47402. If you have questions about your balance you may call the Clerk at 349-2600.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs.

Petition Number: 11-TV-106

Address: 2511 E. 2nd St.

Petitioner: Brian Lappin

Inspector: Norman Mosier

Staff Report: April 14, 2011 – Conducted Cycle Inspection
June 20, 2011 – Received BHQA Appeal

It was noted during the cycle inspection that the fireplaces needed to be inspected by a professional service company. Upon the service company's inspection, more in depth repairs are needed. (See Petitioner's Letter) Once these repairs are completed, then the exterior painting can be finished.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: November 10, 2011

Attachments: BHQA Appeal, Cycle Report, Petitioner's Letter.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 2511 E. 2nd Street Bldg 47401

Petitioner's Name: BRIAN LAPPIN

Address: 1401 S. Walnut St.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-219-2821 E-mail Address: blappin@homefinder.org

Owner's Name: Gertrude Gibson Limited Family Partnership LLC

Address: 5801 Pelican Bay Blvd. Suite 200

City: Naples State: FL Zip Code: 34108

Phone Number: 281-804-0332 E-mail Address: raymondcgibson@gmail.com

Occupants: 16 units / bdrms: 1, 2, 3 / max # occupants: 2, 4 & 5

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: extension of time to complete repairs (petition: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

11-TV-106

Petition Number: _____

pd 6/20/11 \$20.00 110

ambassador ck# 1991

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

A. An extension of time to complete repairs. (Petition type: TV)

1. Specify the items that need the extension of time to complete.
2. Explain why the extension is needed.
3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

1. Specify the code reference number you are appealing.
2. Detail why you are requesting the variance.
3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)

1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)

1. Detail the existing variance.
2. Specify the reason the variance is no longer needed.

- Fireplace chimneys (2) & exterior paint -

Both items are more comprehensive, in that they require more work than having a chimney sweep and painter address cycle inspection improvements. We have had ~~the~~ chimney masons inspect & submit proposals for rebuilding both chimneys from roof line up. Both require additional work from a roofer (decking, flashing, shingles. Additionally, two roof valleys will need repairs (decking, & shingles) prior to any soffit & fascia scraping & painting in these areas.

As contractors (good ones) are not always immediately available, I request an extension of 90 days.

Signature (Required):

Brian Lappin

Name (Print):

BRIAN LAPPIN

Date:

6/17/11

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



**City of Bloomington
Housing and Neighborhood Development**

Cycle Report

2994

OWNERS

GERTRUDE C. GIBSON LIMITED FAMILY PARTNERSHIPS LLC
C/O 5801 PELICAN BAY BLVD. SUITE 200
NAPLES, FL 34108

AGENT

LAPPIN, BRIAN P.
1401 S. WALNUT STREET
BLOOMINGTON IN 47401

Prop. Location: 2511 E 2ND ST
Date Inspected: 04/14/2011
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Number of Units/Structures: 16 / 1
Number of Bedrooms: 1, 2, 3
Max # of Occupants: 2, 4 & 5
Foundation Type: Basement
Attic Access:
Accessory Structure: Garages

VARIANCE

03/19/1992 B.H.Q.A. granted a variance to installing a window or a mechanical ventilation system in the bathroom in Apartments #8, #10, and #12.

GENERAL STATEMENTS:

- ☞ All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3
- ☞ Only Units/Rooms with violations shall be listed on this report.

🏠 **Egress window measurements are as follows:**

Ground Level units:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1967

Height: 24 inches

Width: 34 inches

Sill Height: 26 inches

Openable Area: 5.67sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Second Story units:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1967

Height: 20.5 inches

Width: 34.5 inches

Sill Height: 36.5 inches

Openable Area: 4.91 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

NOTE:

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. BMC16.12.060

INTERIOR:

UNIT 16

Living Room 22 x 13-5:

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

UNIT 15

Living Room 22 x 13-5:

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

Determine the water leak around the fireplace and repair chimney to be weather tight.
PM-303.11

UNIT 14

Living Room 28-6 x 16-7:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

UNIT 12

Main Level

½ Bath:

Seal perimeter of the cracked tile floor covering. PM-304.1

UPSTAIRS

Stairway:

Secure the loose banister so it is capable of withstanding normally imposed loads.
PM-304.5 (interior)

Hall Bath:

Seal edge of floor covering adjacent to bathtub and behind the toilet. PM-304.1

UNIT 10

Main Level

Living Room 20 x 13-7:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, and to substantially exclude rain. PM-303.13

UPSTAIRS

Stairway/Hallway:

Secure the loose banister so it is capable of withstanding normally imposed loads.
PM-304.5 (interior)

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

S Bedroom 13-7 x 12:

Replace the torn window screen. PM-303.13

Hall Bath:

Seal edge of floor covering adjacent to bathtub and behind the toilet. PM-304.1

UNIT 9

Living Room 20 x 13-7:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible, and to substantially exclude rain. PM-303.13

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

UNIT 9 (continued)

BASEMENT

S. Room:

Provide operating power to smoke detector. PM-704.1

UPSTAIRS

Hall Bath:

Seal edge of floor covering adjacent to bathtub and behind the toilet. PM-304.1

UNIT 8

Living Room 20 x 13-7:

Repair the door casing to be weather tight. PM-303.15

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. PM-504.1

UPSTAIRS

Hall Bath:

Seal edge of floor covering adjacent to bathtub and behind the toilet. PM-304.1

UNIT 7

MAIN LEVEL

½ Bath:

Seal perimeter of the cracked tile floor covering. PM-304.1

UPSTAIRS

Hall Bath:

Seal edge of floor covering adjacent to bathtub and behind the toilet. PM-304.1

UNIT 6

Main Level

Stairway:

Secure the loose banister so it is capable of withstanding normally imposed loads.
PM-304.5 (interior)

UPSTAIRS

N Bedroom 15-1 x 13-7:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

UNIT 5

Main Level

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Stairway:

Secure the loose banister so it is capable of withstanding normally imposed loads.
PM-304.5 (interior)

WESTCOMMON HALLWAY:

Stairway:

Secure the loose banister so it is capable of withstanding normally imposed loads.
PM-304.5 (interior)

UNIT 4

Living Room 28-6 x 16-7:

Provide operating power to smoke detector. PM-704.1

UNIT 3

Living Room 28-6 x 16-7:

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

UNIT 2

Living Room 22 x 13-5:

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

Dining Room:

Repair the bi-fold doors to stay in the track. PM-304.6

UNIT 1

Living Room 22 x 13-5:

Show documentation that the fireplace has been inspected within the last twelve months, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2

OTHER VIOLATIONS:

Required documentation:

A completed copy of the Tenants & Owners Rights and Responsibilities Summary must be provided to the office or reviewed with the inspector before the Residential Rental Permit will be issued for this property. BMC16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-107

Address: 424 N. Washington

Petitioner: Fierst Rentals

Inspector: Robert Hoole

Staff Report: January 25, 2011 Cycle Inspection
February 9, 2011 Report sent
June 28, 2011 Received Appeal

During the Cycle inspection the inspector noted a violation of Title 20, the Unified Development Ordinance, which is the planning and zoning section of the Bloomington Municipal Code. The petitioner is requesting a variance from the Board of Zoning Appeals and is asking for an extension on time to deal with this situation.

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 10, 2011

Attachments: Cycle Inspection report, Petitioner's letter



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Petitioner's Name: Fierst Rentals

Petitioner's Address & Phone Number: PO. Box 1288, Brown, IN 47402 (812) 332-2311

Owner's Name: Roger & Ann Fierst

Owner's Address & Phone Number: 2202 Belhaven Ct. Brown IN 47401

Address of Property: 424 N. Washington St. Brown, IN 47408

Occupant(s) Name(s): _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: [Signature]

Name (print): Michael E. Fierst

(Will be assigned by BHQA)

11-TV-107

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

We are requesting a change in the
number of residents allowed. Need time to
deal with planning issues in consultation
with planning department.

Signature:

[Handwritten Signature]

Date:

6.28-2011



City of Bloomington Housing and Neighborhood Development

Cycle Report

586

OWNERS

=====

FIERST, ROGER L.
2202 BELHAVEN COURT
BLOOMINGTON, IN 47408

AGENT

=====

FIERST, DAN P.
430 N. WASHINGTON STREET
BLOOMINGTON IN 47408

Prop. Location: 424 N WASHINGTON ST
Date Inspected: 01/25/2011
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 1/1
Number of Bedrooms: 6
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: No
Accessory Structure:

This unit has 5 approved sleeping rooms (1 two bedroom unit and 3 sleeping rooms). During the cycle inspection it was noted that the building is being used as 1 six bedroom unit. This property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. *The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied.* For more information, please contact the Planning Department at 349-3423. *Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.*

INTERIOR

Entry hallway

No violations noted.

Living room (13 x 22)

Thoroughly clean and service the gas fireplace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
PM-603.1

1st floor bath

No violations noted.

1st floor kitchen (9 x 5)

Replace the missing knob on the stove. PM-603.1

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

1st floor rear bedroom (9 x 12)

Replace the missing smoke detector. PM-704.1

This room has an exterior door for egress.

1st floor northeast bedroom (14 x 9)

Existing Egress Window Measurements:

Height: 19 ½ inches
Width: 32 inches
Sill Height: 29 inches
Openable Area: 4.33 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.040 (b)

(Repair the south window on the east wall. The sash is coming apart. PM-303.13

(Replace the smoke detector. PM-704.1

2nd floor kitchen (4 x 12)

(Properly repair the stair way handrail to be sturdy and capable of supporting anticipated loads. PM-304.5

(A minimum 1A 10BC classification fire extinguisher **shall be mounted** in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

(All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

2nd floor south central bedroom (11 x 13)

(Provide operating power to smoke detector. PM-704.1

Existing Egress Window Measurements:

Height: 24 inches
Width: 31 inches
Sill Height: 28 inches
Openable Area: 5.17 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

(MC) Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable space. Continued use of this space as a sleeping room shall be contingent upon either providing proper access to the room in accordance with all applicable rules or securing a variance to the Property Maintenance Code from the Board of Housing Quality Appeals (BHQA). PM-404.4.2

2nd floor southeast bedroom (12 x 9)

Existing Egress Window Measurements:

Height: 20 inches
Width: 33 inches
Sill Height: 38 inches
Openable Area: 4.58 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.040 (b)

2nd floor northeast bedroom (10 x 15)

(Provide operating power to smoke detector. PM-704.1

Existing Egress Window Measurements:

Height: 24 inches
Width: 31 inches
Sill Height: 28 inches
Openable Area: 5.17 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

2nd floor bath

No violations noted.

2nd floor northwest bedroom (14 x 14)

Existing Egress Window Measurements:

Height: 22 ½ inches
Width: 35 inches
Sill Height: 28 inches
Openable Area: 5.47 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Basement

- (Provide a complete directory of all service panels and circuits. PM-605.1
- (Replace the broken window pane in the exterior door. PM-303.13.1
- (Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1
- (Properly repair the lowest stair tread. PM-304.4

EXTERIOR

- (Properly repair the front screen door. PM-303.15

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-108

Address: 211 S. Kimble Drive Unit C12

Petitioner: Lori A. Raines (for Peter Nguyen)

Inspector: Jo Stong

Staff Report: June 1, 2011: Received complaint
June 2, 2011: Conducted complaint inspection
June 7, 2011: Sent complaint report
June 20, 2011: Received appeal

During a complaint inspection of Unit C12 there was evidence that water had been coming into the apartment, significantly damaging the kitchen floor. The water heater was also leaking from both the hot and cold connections. All items on the floor of the kitchen were soaked with water. The tenants and a caseworker for the tenants stated that water had come in from the common hallway and into the entrance of the apartment through a back door in the building. The petitioner is requesting an extension of time to complete repairs to the south wall of the building, which will likely require extensive work including the relocation of some utilities.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 31, 2011

Attachments: Complaint report, photos, floor plan, application for appeal

JS



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

Petitioner's Name: ~~Delany~~ Peter Nguyen

Petitioner's Address & Phone Number: 211 S. Kimble Dr. C12 Bloomington IN 47404

Owner's Name: Peter L. Nguyen

Owner's Address & Phone Number: 2700 E. Briggs Bend, Bloomington IN 47401

Address of Property: 211 S. Kimble Dr. C12, Bloomington IN 47404

Occupant(s) Name(s): Kenny

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.



A. An extension of time to complete repairs. (Petition type: TV)

- ↳ Specify the items that need the extension of time to complete
- ↳ Explain why the extension is needed
- ↳ Specify the time requested



B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)

- ↳ Specify the code reference number you are appealing
- ↳ Detail why you are requesting the variance
- ↳ Specify the modifications and or alterations you are suggesting



C. Relief from an administration decision. (Petition type: AA)

- ↳ Specify the decision being appealed and the relief you are seeking



D. Rescind a variance. (Petition type: RV)

- ↳ Detail the existing variance
- ↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Lon A. Raines

Name (print): Lon A. Raines

(Will be assigned by BHQA)

11-TV-108

Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

I am currently and have been getting bids for job to be correctly repaired. However w/ rainy season all basement / foundation repair companies are booked. Soonest I believe we can have the problem corrected / fix would be a month, Soonest I can get a contractor to start a job is in 2 weeks.

Signature:

Ruth Raines

Date:

6/20/11



City of Bloomington
Housing and Neighborhood Development

211 S. Kimble Drive Unit C12
Complaint Inspection
June 3, 2011
Page 1 of 2

Complaint Inspection Report

855

OWNERS

NGUYEN, PETER L.
2700 E. BRIGGS BEND
BLOOMINGTON, IN 47401

Prop. Location: 211 S KIMBLE DR
Date Inspected: 06/02/2011
Inspectors: Jo Stong
Primary Heat Source: Gas
Property Zoning: CA
Number of Stories: 2

Number of Units/Structures: 24 / 2
Number of Bedrooms: 1 & 2
Max # of Occupants: 2 & 4
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on June 2, 2011. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

UNIT C12

INTERIOR:

Kitchen:

Find the source of the water coming up through the kitchen floor and eliminate it. PM-304.3

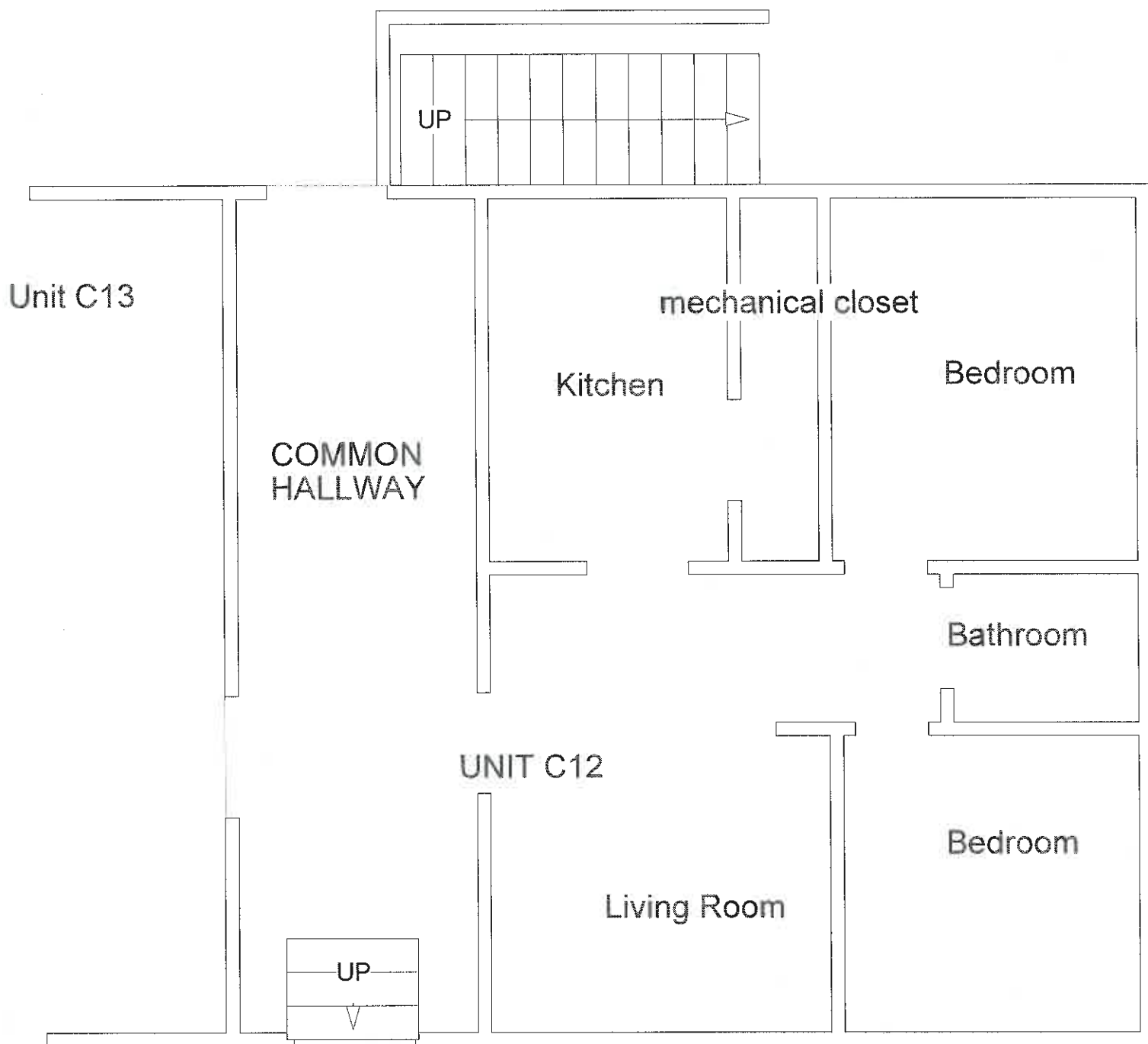
Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. PM-304.2 & PM-304.4

Mechanical Closet:

Repair all leaks in the water heater. Leaking at both hot and cold connections. PM-504.1

Mechanical Closet (cont'd.)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members (floor covering is not required here and may be removed). PM-304.2 & PM-304.4



211 S. Kimble Drive
Unit C12







City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011
Petition Type: An extension of time to complete repairs
Petition Number: 11-TV-109
Address: 2455 Tamarack Trail
Petitioner: Meadowood Retirement Community
Inspector: Mosier/Hewett/Arnold
Staff Report: May 31, 2011 – Conducted Cycle Inspection
July 11, 2011 – Received BHQA Appeal

It was noted during the cycle inspection that some of the windows will not close and latch properly and need to be replaced. An extension of time is needed to order and receive the windows, then time to install the windows.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 10, 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Quote For Windows.

RECEIVED
JUL 11 2011

Page 1 of 2



BY: _____
**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 2455 Tamarack Trail, Bloomington, IN 47408

Petitioner's Name: Meadowood Retirement Community

Address: 2455 Tamarack Trail

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: (812) 336-7060

E-mail Address: rhornstein@5sqc.com

Owner's Name: Five Star Quality Care-IN, LLC

Address: 2455 Tamarack Trail

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-336-7060

E-mail Address: rhornstein@5sqc.com

Occupants: Retirement community with rental garden and apartment homes.

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-109

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Some windows need to be replaced and the lead time to order and receive is approximately four weeks.
 Installation would require an additional 45 days.
 Petition type: TV

Signature (Required): Randy Hornstein for Meadowood

Name (Print): Randy Hornstein for Meadowood

Date: 7/11/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



Andersen Windows - Abbreviated Quote Report
Project Name: MEADOWOOD HAND CUSTOM



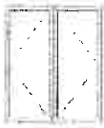
Quote #: 1947 Print Date: 07/07/2011 Quote Date: 07/07/2011 iQ Version: 11.1

Dealer: Tommy D's Windows, Doors, and More Inc.
3148 S. St. Rd. 446
Bloomington, IN. 47401
812-330-8898
Sales Rep: MIKE CORNS
CSR Name:

Customer: MEADOWOOD
Billing
Address:
Phone:
Contact:
Trade ID: 811510
Promotion Code:

Fax:

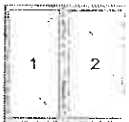
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
------	-----	-----------------------	----------	------------	------------



0001	1	C25 (LR)		\$ 642.24	\$ 642.24
RO Size = 4' 0 1/2" W x 5' 0 3/8" H Unit Size = 4' 0" W x 4' 11 7/8" H					
Unit, Terratone/White - Factory Painted, LR Handing, (All Sash) High Performance Low-E4 Glass (Includes 4 9/16" Factory Applied White - Painted Complete Unit Extension Jambs)					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					



0002	5	C15-P4050-C15 (L-F-R)		\$ 1140.18	\$ 5700.90
RO Size = 8' 1" W x 5' 0 3/8" H Unit Size = 8' 0 1/2" W x 4' 11 7/8" H					
Composite Unit, Terratone/White - Factory Painted, High Performance Low-E4 Glass, No Grille(s), Perimeter Extension Jambs 4 9/16" White - Painted Complete Unit, Factory (Direct) Applied, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					
Perimeter Extension Jambs, White - Painted, 4 9/16", Factory (Direct) Applied, Complete Unit					



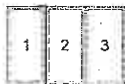
0003	4	PSC 2' 5 7/8" x 4' 11 7/8"-PSC 2' 5 7/8" x 4' 11 7/8" (L-R)		\$ 917.20	\$ 3668.80
RO Size = 5' 0 3/8" W x 5' 0 3/8" H Unit Size = 4' 11 7/8" W x 4' 11 7/8" H					
Composite Unit, Terratone/White - Factory Painted, High Performance Low-E4 Glass, No Grille(s), Perimeter Extension Jambs 4 9/16" White - Painted Complete Unit, Factory (Direct) Applied, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					
Perimeter Extension Jambs, White - Painted, 4 9/16", Factory (Direct) Applied, Complete Unit					



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0004	2	PSC 2' 5 7/8" x 4' 11 7/8" (R)		\$ 464.76	\$ 929.52
RO Size = 2' 6 3/8" W x 5' 0 3/8" H Unit Size = 2' 5 7/8" W x 4' 11 7/8" H					
Unit, Terratone/White - Factory Painted, R Handing, High Performance Low-E4 Glass (Includes 4 9/16" Factory Applied White - Painted Thick Complete Unit Extension Jambs)					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					



0005	15	PSC 2' 5 7/8" x 4' 11 7/8"-PSC 2' 5 7/8" x 4' 11 7/8" (L-R)		\$ 940.09	\$ 14101.35
RO Size = 5' 0 3/8" W x 5' 0 3/8" H Unit Size = 4' 11 7/8" W x 4' 11 7/8" H					
Composite Unit, Terratone/White - Factory Painted, High Performance Low-E4 Glass, No Grille(s), Perimeter Extension Jambs 6 9/16" White - Painted Complete Unit, Factory (Direct) Applied, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					
Perimeter Extension Jambs, White - Painted, 6 9/16", Factory (Direct) Applied, Complete Unit					



0006	3	PSC 2' 5 7/8" x 4' 11 7/8"-PSC 2' 5 7/8" x 4' 11 7/8"-PSC 2' 5 7/8" x 4' 11 7/8" (L-S-R)		\$ 1340.19	\$ 4020.57
RO Size = 7' 6 3/8" W x 5' 0 3/8" H Unit Size = 7' 5 7/8" W x 4' 11 7/8" H					
Composite Unit, Terratone/White - Factory Painted, High Performance Low-E4 Glass, No Grille(s), Perimeter Extension Jambs 6 9/16" White - Painted Complete Unit, Factory (Direct) Applied, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical					
Insect Screen, White					
Hardware Pack, PSC, Contemporary Folding - White					
Perimeter Extension Jambs, White - Painted, 6 9/16", Factory (Direct) Applied, Complete Unit					

Customer Signature _____

Total Load Factor
12.709

Subtotal	\$ 29,063.38
Tax (7.000%)	\$ 2,034.44
Grand Total	\$ 31,097.82

Dealer Signature _____

** All graphics viewed from the exterior

Quote #: 1947

Print Date: 07/07/2011

Page 2 Of 3

iQ Version: 11.1

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.					

Project Comments:



City of Bloomington
Housing and Neighborhood Development

Cycle Report

7197

OWNERS

FIVE STAR QUALITY CARE
400 CENTRE STREET
NEWTON, MA 02458

AGENT

TARGET, Nanci
2455 E. TAMARACK TRAIL
BLOOMINGTON IN 47408

Prop. Location: 2455 E TAMARACK TRAIL
Date Inspected: 05/31/2011
Inspectors: Mosier/Hewett/Arnold
Primary Heat Source: Electric/Gas
Property Zoning: PUD
Number of Stories: 2

Number of Units/Structures: 185 / 24
Number of Bedrooms: 1,2,3
Max # of Occupants: 2,3,4,5
Foundation Type: Crawl Space/Slab
Attic Access: No
Accessory Structure: Garages

NOTE:

- 🏠 Room dimensions are in the file or listed on the previous cycle inspection report.
 - 🏠 Only Units/Rooms with violations shall be listed on this report.
-

MAIN APARTMENT BLDG:

The Monroe County Assessors records indicate that these structures were built in 1982.
Minimum egress requirements for Multi-Family Dwellings built at the time of construction.

Openable area: 4.75 Sq. Ft.
Clear width: 18 inches
Clear height: 24 inches
Sill height: 48 inches above the finished floor

GARDEN HOME APARTMENTS

The Monroe County Assessors records indicate that these structures were built in 1982.

Minimum egress requirements for One and Two Family Dwellings at the time of construction

Openable area: 4.75 Sq. Ft.

Clear width: 18 inches

Clear height: 24 inches

Sill height: 48 inches above the finished floor

SYCAMORE RIDGE HOMES:

The Monroe County Assessors records indicate that these structures were built in 2009.

Minimum egress requirements for One and Two Family Dwellings at the time of construction.

Openable area: 5.70 Sq. Ft., **Exception: Grade Floor Openings shall have 5.0 Sq. Ft.**

Clear width: 20 inches

Clear height: 22 inches

Sill height: 48 inches above the finished floor

INTERIOR:

Egress window measurements for Garden Homes on E. Juniper Place are as follows:

Existing Egress Window Measurements: Casement: Const. Yr. - 1982

Height: 55.5 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.71 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Garden Homes

E. Juniper Place

UNIT 901

Dining Room:

Every window shall be capable of being easily opened and closed by its own hardware, to the right and left of doorway. PM-303.13.2

Kitchen:

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks (repair faucet in a manner so that there is adequate water pressure and volume) . PM-505.3

Crawlspace:

Repair the exhaust fan to function as intended. PM-603.1

UNIT 903

NOTE: Repair all smoke detectors in this unit to be interconnected. PM-704.1

Dining Room:

Repair the fogged window to the right of the exterior door, to function as intended.
PM-303.13

UNIT 905

Living Room:

Provide a complete directory of all service panels and circuits. PM-605.1

Sun Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
PM-304.3

Kitchen:

Seal the backsplash on the counter top. PM-304.3

UNIT 907

Water Heater Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

UNIT 913

Living Room:

Repair/replace the defective window crank on the window. PM-303.13

UNIT 919

Garage:

Repair/replace the deteriorated entry door, rusted. PM-303.15

UNIT 915

Back Porch:

Replace the deteriorated storm door and install the missing closing device. PM-303.15

UNIT 917

Den:

From May 15th to October 15th of each year, every door opening directly from any rental unit to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with approved screening. PM-303.14

UNIT 917 (continued)

Den:

Right side window missing set screw for the window crank. PM-303.13

Replace the missing interconnected smoke detector. PM-704.1

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

UNIT 921

Master Bedroom:

Repair the left window to function as intended, won't close and latch. PM-303.13.2

UNIT 925:

Unit is in process of turn over, will check @ re-inspection.

UNIT 926

Repair all smoke detectors in this unit to be interconnected. PM-704.1

UNIT 927

Den:

Every window shall be capable of being easily opened and closed by its own hardware, left window, repair the defective window crank to function as intended.
PM-303.13.2

Bedroom:

Every window shall be capable of being easily opened and closed by its own hardware, also repair the windows to latch properly. PM-303.13.2

UNIT 931

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

UNIT 932

Basement:

Replace the loud garbage disposal. PM-504.1

UNIT 933

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

Hallway:

Repair the smoke detector to function as intended. PM-704.1

Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Replace the loud exhaust fan. PM-603.1

UNIT 935

Guest Bedroom:

Repair the window to be weather tight and to latch properly. PM-303.13.2

UNIT 940

Repair all smoke detectors in this unit to function and to be interconnected. PM-704.1

UNIT 938

Den:

Replace the deteriorated storm door. PM-303.15

E Sassafras Circle

Egress window measurements for Garden Homes on E. Sassafras Circle are as follows:

Existing Egress Window Measurements: Casement: Const. Yr. - 1982

Height: 54 inches

Width: 21 inches

Sill Height: 24 inches

Openable Area: 7.87 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

UNIT 1003

Entryway:

Properly repair/replace loose, damaged, or missing floor covering. (grout cracked)
PM-304.4

UNIT 1005

Middle Bedroom:

Repair the smoke detector in this bedroom to be interconnected. PM-704.1

UNIT 1007

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

Bathroom:

Repair the sink drain stopper assembly to function as intended, missing clip. PM-504.1

UNIT 1011

Kitchen:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the nail holes adjacent to the ceiling. PM-304.3

Dining Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the nail holes at the bulkhead. PM-304.3

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. Adjacent to ceiling and the entryway. PM-304.3

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

UNIT 1013

Master Bedroom:

Every window shall be capable of being easily opened and closed by its own hardware.
Repair the right side window to function as intended. PM-303.13.2

UNIT 1015

Replace all of the missing window cranks in this unit. PM-303.13.2

UNIT 1019

Unit is in process of turn over, will check @ re-inspection.

UNIT 1023

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

UNIT 1043

Kitchen:

Repair or replace the peeling linoleum. PM-304.4

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to the refrigerator. PM-304.3

UNIT 1045

Dining Room:

Finish the drywall repair, sand and paint. PM-304.3

UNIT 1047

Repair all smoke detectors in this unit to function and to be interconnected. PM-704.1

UNIT 1053

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

UNIT 1014

Kitchen:

A minimum **1A 10BC** classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor.
PM-704.3.

UNIT 1016

Garage:

Replace the defective doorknob on entry door to unit, locks inadvertently. PM-304.6

UNIT 1020

Master Bedroom:

Repair all smoke detectors in this room to be interconnected. PM-704.1

Master Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

UNIT 1026

R Bedroom:

Repair the window to close properly, won't close under normal operation of hardware.
PM-303.13.2

UNIT 1028

Hallway:

Replace the inaudible smoke detector. PM-704.1

Hall Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

UNIT 1030

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be **mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.** The securing mechanism must be no more than 5 feet above the floor. PM-704.3

UNIT 1048

L Bedroom:

Repair the windows to latch and be weather tight. PM-303.13.2

UNIT 1050

Living Room:

Repair the left window to be weather tight. PM-303.13.2

Hall Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Remove the old caulk from the sink counter top and re-seal with new caulk. PM-304.3

UNIT 1052

Repair all smoke detectors in this unit to be interconnected. PM-704.1

UNIT 1056

No access at time of cycle inspection, will check at re-inspection.

E. Linden Dr.

Egress window measurements for Garden Homes on E. Linden Dr. are as follows:

Existing Egress Window Measurements: Casement: Const. Yr. - 1982

Height: 54 inches

Width: 24 inches

Sill Height: 24 inches

Openable Area: 9.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

UNIT 1123

Living Room:

Repair the door to latch properly. PM-303.15

Master Bathroom:

Repair the toilet to flush properly, insufficient water to bowl. PM-504.1

UNIT 1125

Master Bedroom:

Replace the missing cover plate on receptacle, adjacent to the east door. PM-605.1

Den:

Tighten the loose light switch cover plate. PM-605.1

UNIT 1128

Kitchen:

Repair/replace the dishwasher to function as intended. PM-504.1

UNIT 1130

Finish the re-modeling of unit, check @ re-inspection.

UNIT 1132

Living Room:

Install a closing device on the entry storm door. PM-303.15

UNIT 1137

Living Room:

Secure the loose flooring @ the bedroom entryway. PM-304.4

UNIT 1147

Finish the re-modeling of unit, check @ re-inspection.

UNIT 1151

Master Bathroom:

Replace flexible drain pipe with approved rigid piping. PM-504.1

SYCAMORE RIDGE HOUSES

Egress window measurements for Sycamore Ridge Houses are as follows:

Existing Egress Window Measurements: Casement: Const. Yr. - 2009

Height: 54 inches

Width: 24.5 inches

Sill Height: 25.5 inches

Openable Area: 9.18 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

UNIT 787

Utility Room:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

PM-603.1

UNIT 791

NOTE:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

Main Floor

1st Bedroom:

Shim the door to function as intended, swings open. PM-304.6

Bathroom:

Shim the door to function as intended, swings open. PM-304.6

Living Room:

Repair the north window, left side, to latch properly. PM-303.13.2

Kitchen:

Repair the deadbolt to function as intended on entry door to garage. PM-304.6

Repair the pantry door to latch properly. PM-304.6

Master Bedroom:

Repair the sliding glass door to function as intended, out of square, weather tight.
PM-303.15

Replace the missing window screen on south window, right side. PM-303.14

LOWER LEVEL

Family Room:

Repair the north window, left side to latch properly. PM-303.13.2

Utility Room:

Repair the door to fit the door jamb. PM-304.6

Utility Room: (continued)

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

PM-603.1

MAIN APARTMENT BUILDING

Existing Egress Window Measurements: Casement: Const. Yr. - 1982

Height: 54 inches
Width: 20 inches
Sill Height: 21 inches
Openable Area: 7.5 sq. ft.

Existing Egress Window Measurements: Casement: Const. Yr. - 1982

Height: 55 inches
Width: 18 inches
Sill Height: 21 inches
Openable Area: 6.88 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Common areas:

No violations noted.

LOWER LEVEL

UNIT 001

Living Room:

Repair the windows to be weather tight. PM-303.13

UNIT 002

Living Room:

Replace the missing handle for the sliding screen door. PM-303.15

2nd Bedroom:

Repair the right window to open and close as intended, taped shut. PM-303.13

UNIT 010

Hallway:

Eliminate all unused openings in service panel/junction box, by installing approved rigid knockout blanks. PM-604.3

UNIT 018

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

UNIT 022

R Bathroom:

Repair the toilet not to run constantly. PM-504.1

Bedroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed, window frame. PM-304.3

UNIT 024

Kitchen:

Repair the 1st light to function as intended, needs new ballast. PM-605.1

Living Room:

Repair the sliding glass door to latch as intended. PM-303.15

Bedroom:

Repair both windows to open and close as intended. PM-303.13

R Bathroom:

Repair the sink drain to function as intended, slow. PM-504.1

1ST FLOOR

UNIT 102

Kitchen:

Repair the 1st light fixture to function as intended, not working. PM-605.1

Living Room:

Repair the far left window to open easily. PM-303.13

UNIT 110

Bedroom:

Repair the windows to open and close easily. PM-303.13

UNIT 111

Living Room:

Secure the smoke detector to its base, hanging down. PM-704.1

UNIT 114

Kitchen:

Repair the garbage disposal to function as intended, jammed. PM-603.1

UNIT 116

Bedroom:

Repair the windows to fully open and close. PM-303.13

UNIT 117

L Bathroom:

Repair the exhaust fan to function as intended, fallen down. PM-603.1

UNIT 119

Living Room:

Repair the sliding glass door to latch properly. PM-303.15

UNIT 121

Kitchen:

Repair the loose trim adjacent to the refrigerator. PM-304.3

UNIT 124

Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended.
PM-704.1

UNIT 126

Kitchen:

Repair the leak @ the faucet handle and tighten the loose handle. PM-504.1

UNIT 134

Hall Bath:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Far Right Bedroom:

Repair the windows to open and close properly. PM-303.13

Living Room:

Repair the right window to open and close properly. PM-303.13

Left Bedroom:

Repair the right window to open and close properly. PM-303.13

UNIT 136

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.1

2ND FLOOR

UNIT 201

Bedroom:

Repair the right window to open and close properly. PM-303.13

UNIT 203

Bedroom:

Repair the right window to open and close properly. PM-303.13

UNIT 204

Den:

Repair the windows to be weather tight. PM-303.13

UNIT 210

No access. Check at re-inspection.

UNIT 211

Bedroom:

Repair the left window to open and close properly. PM-303.13

UNIT 214

Living Room:

Repair the left window on the right wall to unlock and to open and close properly.
PM-303.13

UNIT 216

Kitchen:

Repair the faucet to eliminate the constant dripping. PM-504.1

Bathroom:

Replace the broken or defective toilet seat. PM-504.1

Bedroom:

Every window shall be capable of being easily opened and closed by its own hardware.
PM-303.13.2

Living Room:

Repair the left window to open and close easily. PM-303.13.2

UNIT 217

Hallway:

Properly install the door that is off of the track. PM-304.6

UNIT 218

Living Room:

Repair the window on the left wall, left side to open and close properly. PM-303.13.2

UNIT 234

Bedroom:

Every window shall be capable of being easily opened and closed by its own hardware.
PM-303.13.2

UNIT 237

Den:

Every window shall be capable of being easily opened and closed by its own hardware.
PM-303.13.2

Bedroom:

Every window shall be capable of being easily opened and closed by its own hardware.
PM-303.13.2

UNIT 238

Living Room:

Provide a complete directory of all service panels and circuits. PM-605.1

Replace the missing window screen for the sliding glass door. PM-303.14

Repair the sliding glass door to latch properly. PM-303.15

3rd FLOOR

Common Hallway:

Repair/replace the deteriorated windows on the west end of the hallway. PM-303.13

UNIT 329

Master Bedroom:

Repair the window on the south wall, left side to close and latch properly. PM-303.13.2

UNIT 334 - Note: Repair all smoke detectors in this unit to be interconnected. PM-704.1

1st Bedroom:

Replace the missing clip for the hardware on the right side window, to function as intended.
PM-303.13.2

Master Bedroom:

Repair the left window to latch properly and to be weather tight. PM-303.13.2

UNIT 337 - Note: Repair all smoke detectors in this unit to be interconnected. PM-704.1

L Bedroom:

Repair the left window to close properly and to latch properly. PM-303.13.2

EXTERIOR:

UNIT 901

Crawlspace:

Repair the exhaust fan to function as intended. PM-603.1

UNIT 919

Garage:

Replace the deteriorated and rusted garage door. Pm-303.15

UNIT 1101

Replace the missing shingles on the roof, and repair/replace the trim. PM-303.7

UNIT 1128

Garage:

Repair the gutter not to leak, water comes into the garage and makes the carpet wet.
PM-303.7

UNIT 1145

Paint the exterior of structure @ the front door. PM-303.2

UNIT 1156

Repair/replace the trim @ the front door and paint. PM-303.2

UNIT 1158

Trim bushes away from the siding and roofline to maintain a 3' clearance, so that the windows will open. PM-302.4.1

UNIT 218

Repair the exterior siding on the sun room so that birds will not nest there. PM-303.6

Scrape and paint exterior surfaces where paint is peeling or wood is exposed on the two garages west of main building. PM-303.2

(The above violation has a one-year deadline from the date the Cycle Inspection Report.)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to secure a state variance.

Petition Number: 11-TV-110

Address: 573 E. Graham Place

Petitioner: Mark Kleinbauer, Peek & Assoc. RE & MGMT. Co. LLC

Inspector: Norman Mosier

Staff Report: April 7, 2011 – Conducted Cycle Inspection

Petitioner is requesting an extension of time to secure a state variance from the Dept. of Homeland Security.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 10, 2011

Attachments: BHQA Appeal, Cycle Report, Remaining Violation Report, Petitioner's Letter



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 573 E. Graham Place

Petitioner's Name: Mark Kleinbauer, Peek & Associates RE & MGMT Company LLC

Address: 899 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Robert Groelsema

Address: 159 Bark Street c/o ARD Inc. Suite 300

City: Burlington

State: Vermont

Zip Code: 05402

Phone Number:

E-mail Address: rgroelsema@gmail.com

Occupants: VACANT Since April 1st

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-110

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

The townhouse is currently vacant and has been since April 1st. All of the repairs are completed and we have painted and installed new carpet and vinyl floors. We are in the process of filing an egress variance with the Department of Homeland Security. You are more than welcome to do an inspection prior to the receipt of our variance, just let me know. Thank you for your consideration.

Signature (Required):



Name (Print): Mark Kleinbauer

Date: 7/8/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

Cycle Report

473

OWNERS

GROELSEMA, BOB J.
6436 FAIRBANKS ST.
NEW CARROLTON, MD 20784

AGENT

PEEK & ASSOCIATES
899 S. COLLEGE MALL ROAD #385
BLOOMINGTON IN 47401

Prop. Location: 573 E GRAHAM PL
Date Inspected: 04/07/2011
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

NOTE:

Complete the enclosed registration form. A street address is required for both owner and agent.
This form must be signed by the owner. BMC16.12.060

INTERIOR:

Entryway:

No violations noted.

½ Bath:

Clean and service the exhaust fan. PM-603.1

Kitchen:

Seal the backsplash on the counter top. PM-304.3

160

Living Room 15-8 x 14-2:

No violations noted.

Balcony:

No violations noted.

UPSTAIRS

Stairway/Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Bedroom 11-9 x 8-10:

Tighten the loose receptacle and replace the missing receptacle cover plate on the north wall. PM-605.1

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Middle Bedroom 10 x 8-4:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is

altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

Middle Bedroom 10 x 8-4: (continued)

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Closet:

Re-install the closet doors to stay in the track. PM-304.6

Hall Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Rear Bedroom 14-4 x 10:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

BASEMENT

Stairway:

No violations noted.

Main Room:

Replace the missing receptacle cover plate on the south wall. PM-605.1

Bath/Utility Room:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



**City of Bloomington
Housing and Neighborhood Development**

JUL 06 2011

Remaining Violations Report

473

OWNERS

GROELSEMA, BOB J.
159 BARK STREET C/O ARD, INC. SUITE 300
BURLINGTON, VT 05402

AGENT

KLEINBAUER, L. MARK
899 S. COLLEGE MALL ROAD #385
BLOOMINGTON IN 47408

Prop. Location: 573 E GRAHAM PL
Date Inspected: 04/07/2011
Inspectors: Norman Mosier
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Entryway:

No violations noted.

½ Bath:

Clean and service the exhaust fan. PM-603.1

Kitchen:

Seal the backsplash on the counter top. PM-304.3

Living Room 15-8 x 14-2:

No violations noted.

Balcony:

No violations noted.

UPSTAIRS

Stairway/Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Front Bedroom 11-9 x 8-10:

Tighten the loose receptacle and replace the missing receptacle cover plate on the north wall. PM-605.1

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Middle Bedroom 10 x 8-4:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

Middle Bedroom 10 x 8-4: (continued)

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Closet:

Re-install the closet doors to stay in the track. PM-304.6

Hall Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Rear Bedroom 14-4 x 10:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.	Existing area: 4.90 sq. ft.
Clear width required: 18 inches	Existing width: 30 inches
Clear height required: 24 inches	Existing height: 23.5 inches
Maximum sill height: 48" above finished floor	Existing sill: 30" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

BASEMENT

Stairway:

No violations noted.

Main Room:

Replace the missing receptacle cover plate on the south wall. PM-605.1

Bath/Utility Room:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

Required documentation:

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. BMC16.12.060

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-111

Address: 809 W. Countryside Ln.

Petitioner: Robert Sheffler

Inspector: Robert Hoole

Staff Report: June 15, 2011 Cycle Inspection
 July 7, 2011 Report sent
 July 12, 2011 Received Appeal

During the Cycle inspection the inspector noted that the windows did not meet the Code at the time of construction. The petitioner is requesting a variance from the State. He needs additional time to secure this variance from the State.

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: October 10, 2011

Attachments: Cycle Inspection report, Petitioner's letter



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

RECEIVED
JUL 12 2011

Petitioner's Name: Robert Sheffler BY: _____

Petitioner's Address & Phone Number: 3330 W Festive Dr, B/mng, IN 47403
812-391-4229

Owner's Name: Robert Sheffler

Owner's Address & Phone Number: 3330 W Festive Dr, B/mng, IN 47403
812-391-4229

Address of Property: 809 W Countryside Lane

Occupant(s) Name(s): Steve Hinds

The following conditions must be found in each case in order for the Board to consider the request:

1. That the value of the area about the property to which the exception is to apply will not be adversely affected.
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.

Identify the variance type that you are requesting from the following list and attach the required information.

- ☒ A. An extension of time to complete repairs. (Petition type: TV)
↳ Specify the items that need the extension of time to complete
↳ Explain why the extension is needed
↳ Specify the time requested
- ☐ B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
↳ Specify the code reference number you are appealing
↳ Detail why you are requesting the variance
↳ Specify the modifications and or alterations you are suggesting
- ☐ C. Relief from an administration decision. (Petition type: AA)
↳ Specify the decision being appealed and the relief you are seeking
- ☐ D. Rescind a variance. (Petition type: RV)
↳ Detail the existing variance
↳ Specify the reason the variance is no longer needed

I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.

Signature: Robert N. Sheffler

Name (print): Robert N. Sheffler

(Will be assigned by BHQA)

11-TV-111
Petition Number: _____

(Please use the reverse side for further explanation and/or request)



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Request an extension of time in order to
secure a State variance for egress
windows. (60 days)

Signature: _____ Date: _____



City of Bloomington
Housing and Neighborhood Development

Cycle Report

8685

OWNERS

=====

SHEFFLER, ROBERT & CONSTANCE
3912 YONKERS STREET
BLOOMINGTON, IN 47403

AGENT

=====

SHERWOOD, CHRIS
6589 MEGAN'S WAY
ELLETTSVILLE IN 47429

Prop. Location: 809 W COUNTRYSIDE LN
Date Inspected: 06/15/2011
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 3
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: No
Accessory Structure:

The Monroe County Assessors records indicate that this structure was built in 1994. These are the minimum egress requirements for one and two family dwellings built or altered between 1990 and 1996.

Clear opening height: 24"

Clear opening width: 18"

Sill height: 44" above finished floor

Openable area: 4.75 sq. ft.

INTERIOR

Living room (15 x 14)

No violations noted.

Kitchen (9 x 23)

No violations noted.

Family room (11 x 25)

No violations noted.

Attached garage

No violations noted.

Utility room

No violations noted.

1/2 bath

No violations noted.

Enclosed back porch

No violations noted.

Northeast bedroom (10 x 10)

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994:

Openable area required:	4.75 sq. ft.	Existing area:	5.72 sq. ft.
Clear width required:	18"	Existing width:	15"
Clear height required:	24"	Existing height:	55"
Maximum sill height:	44" above finished floor	Existing sill:	24"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Northwest bedroom (10 x 10)

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994:

Openable area required:	4.75 sq. ft.	Existing area:	5.72 sq. ft.
Clear width required:	18"	Existing width:	15"
Clear height required:	24"	Existing height:	55"
Maximum sill height:	44" above finished floor	Existing sill:	24"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Southwest bedroom / bath (15 x 11)

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1994:

Openable area required:	4.75 sq. ft.	Existing area:	5.07 sq. ft.
Clear width required:	18"	Existing width:	17"
Clear height required:	24"	Existing height:	43"
Maximum sill height:	44" above finished floor	Existing sill:	35"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Bath

No violations noted.

Basement

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
PM-603.1

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
PM-704.1

EXTERIOR

No violations noted.

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an

accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 10, 2011

Petition Type: An extension of time to complete repairs

Petition Number: 11-TV-112

Address: 819 W. Graham Pl.

Petitioner: Mark Kleinbauer – Peek Associates

Inspector: Robert Hoole

Staff Report: 09 June 2011 Tenant scheduled a complaint inspection
21 June 2011 Complaint Inspection
28 June 2011 Sent Complaint Inspection report
19 July 2011 Received Appeal for Extension of Time

The tenant filed a complaint inspection for water damage basement. During the complaint inspection it was noted that there was mold in the crawlspace, an incorrectly installed window air conditioner and damage to the wall and window due to moisture from the air conditioner. The owner was given 21 days to repair these issues and file for a re-inspection. The deadline for compliance was 21 July, 2011. The owner is asking for time to complete the installation of a new window and expects to be completed by 26 July 2011.

Staff recommendation: Grant the extension

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 10 August 2011

Attachments: Cycle Inspection report, Petitioner's letter

RECEIVED
JUL 19 2011

Page 1 of 2



BY: _____

Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 819 W. Graham Drive

Petitioner's Name: Mark Kleinbauer, Peek & Associates

Address: 899 S. College Mall Road #385

City: Bloomington

State: ~~Idaho~~ Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinba@homefinder.org

Owner's Name: R. Michael Peek

Address: 899 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-336-7713

E-mail Address: mpeek@homefinder.org

Occupants: Ervin "Ray" Hatch

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs Retech Type TV

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

11-TV-112

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Just need a short extension to finish up replacing the old window that was damaged from the window air conditioner leaking into it. My contractor was delayed by the heat and we had hoped to repair the window noted in the complaint, but now we are going to just replace it. I expect to have it completed by July 25th or 26th at the latest. Thanks for your consideration.

Signature (Required):



Name (Print): Mark Kleinbauer

Date: 7/18/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





City of Bloomington Housing and Neighborhood Development

Complaint Inspection Report

6025

OWNERS

=====

PEEK, R. MICHAEL
3316 ROLLING OAK DRIVE
BLOOMINGTON, IN 47401

AGENT

=====

PEEK & ASSOCIATES
899 S. COLLEGE MALL ROAD #385
BLOOMINGTON IN 47401

Prop. Location: 819 W GRAHAM DR
Date Inspected: 06/21/2011
Inspectors: Robert Hoole
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Number of Units/Structures: 1 / 1
Number of Bedrooms: 2
Max # of Occupants: 3
Foundation Type: Basement
Attic Access: N/A
Accessory Structure:

The following items are the result of a complaint inspection conducted on 6/21/2011. It is your responsibility to repair these items and to schedule a re-inspection within **twenty one (21)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

Eliminate the mold on the crawlspace floor. PM-102.8

**Correct the installation of the window air conditioner on the west end of the south wall.
Condensate water is draining onto and through the wall and window and into the crawlspace.
PM-603.1**

Properly repair / replace water damaged elements of the wall and window and remove any mold present. PM-304.3, PM-303.13, PM-304.2